

J:13902.6.1.Bus Rail Interchange Plaza.rjr.db

26 June 2012

Lane Cove Council
PO Box 20
LANE COVE NSW 1595

Attention: Mr Brian O'Dowd

Dear Sir

ST LEONARDS BUS RAIL INTERCHANGE PLAZA

As requested, we have prepared an Indicative Budget Estimate of construction costs for the above project and would advise you that the estimated cost is \$46,250,000 excluding GST and based on June 2012 rates. Our report is enclosed which provides details of the basis of the Estimate and a detailed cost breakdown.

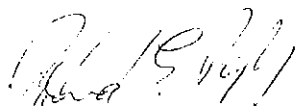
We draw your attention to the following:

1. The Estimate is based on information detailed in the report and as described in the cost breakdown. With the exception of the Christie Street link and the bridge, no works are envisaged outside of the 70m x 70m Plaza footprint.
2. The Estimate includes the amount of \$400,000 for the removal / relocation of existing above and below ground services. The extent of such services and the adequacy of this amount is not known at this stage.
3. It is noted that the structural information is reasonably detailed, however landscaping works to the Plaza is indicative and careful reviews should be carried out as the design progresses. Further, we have assumed that the voids within the Lithgow and Canberra structures are to be fitted out as car parking areas.
4. It is also noted that the particular requirements of the rail and road authorities are not known at this time, and considerable assumptions have been made with regard to costs, possessions and proposed construction methodology. It is for this reason that a contingency of \$9.25m has been included.

The Estimate should therefore be regarded as indicative and should be used for broad budgetary purposes only. It is recommended that, prior to finalising feasibility studies, further estimates be prepared based on developed design information.

In the meantime, if you have any queries on the enclosed, please do not hesitate to contact us.

Yours faithfully



Richard Rigby
Director
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ISO 9001
FS 548756

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Project Summary

Project Number	13902
Project Description	Bus Rail Interchange Plaza St Leonards
Version Number	1
Version Description	Budget Estimate
Building Classification	14.11.01 Infrastructure - Transport - Modal Interchanges
Rates current	June 2012
Estimate subdivisions	Zones by Level
Net Cost	\$37,000,000
Margin & Adjustments	\$9,250,000
Total Cost	\$46,250,000
Gross floor area	1,000 m2
Net Cost/m2	\$37,000
Margin & Adjustments/m2	\$9,250
Total Cost/m2	\$46,250

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Project Summary

BASIS OF ESTIMATE

The costs in this report are based upon rates applied to measured elemental quantities and square metre rate allowances applied to measured areas and are current as at June 2012.

The following is a list of the information used in preparing Estimate.

- . Cocucil's perspective drawings.
 - . Preliminary structural drawings \$1.00, \$2.00, \$3.00 and \$4.00 by Northwood Pty Ltd.
 - . Structural Report by Northwood Pty Ltd. dated 11 February 2012.
 - . Development Control plans showing existing properties on both sides of site.
- The scope of work is defined in Lane Cove Council's letter to RLB dated 1 June 2012.
The estimate is based on the project procured via competitive tenders.

ITEMS SPECIFICALLY EXCLUDED

In compiling this Budget 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.

- . Refurbishment work to existing rail platforms
- . Provision of access gates and ticketing machines for the two new platform links through to the Plaza (Railcop Costs)
- . Property and Land acquisition cost
- . Legal costs
- . Site investigation and test bores
- . Removal of asbestos and other hazardous materials
- . Site decontamination
- . Diverting existing services
- . Telephone services
- . Security systems
- . Stand-by power generators
- . Staging/Phasing costs
- . Environmental impact study costs
- . Transport Infrastructure levies
- . Long Service Leave levies
- . Public utilities' charges, contributions and levies
- . Sub-station contribution
- . Affordable Housing contributions
- . Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- . Other than the Christie St link, works outside of the 70m x 70m plaza area
- . Design and management fees
- . Promotion/Marketing costs
- . Cost increases beyond June 2012
- . Finance costs and interest charges
- . Goods and Services Tax

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Total Cost Summary

GFA: Gross floor area
Rates current at June 2012

Zone	Level	GFA m ²	Cost/m ²	Total Cost
A DEMOLITION & SITE PREPARATION				
A1	Demolition			400,000
A2	Site Preparation			1,000,000
				\$1,400,000
B STRUCTURE				
B1	Suspended 30m Wide Deck			6,000,000
B2	Structure on Lithgow & Canberra			4,500,000
				\$10,500,000
C EXTENSION FOR BUS LAYBY				\$2,000,000
D OVERHEAD WIRING WORK				
D1	Overhead wiring Work			1,500,000
				\$1,500,000
E POSSESSION COSTS				
E1	48 Hour (In 6 No.)			1,500,000
E2	Power outages - weekday nights (In 38 No.)			1,900,000
E3	Road occupancies (In 40 No.)			200,000
				\$3,600,000
F LANDSCAPED DECK				
F1	Hard and Soft Landscape			4,000,000
				\$4,000,000
G CHRISTIE ST LINK (70M x 5M)				\$3,500,000
H PLATFORM LINK (under Pac Hwy)				
H1	Extensions 50m long			3,500,000
H2	Escalator			1,250,000
H3	Rail possessions			500,000
				\$5,250,000
I CHILDCARE CENTRE (cold shell)		1,000	\$2,000	\$2,000,000
J OVERHEAD BRIDGE				\$3,250,000
Net Cost		1,000	\$37,000	\$37,000,000
Margin & Adjustments				
CONTINGENCY		25.0%		9,250,000
Total Cost		1,000	\$46,250	\$46,250,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
A	DEMOLITION & SITE PREPARATION				
A1	Demolition				
AR	ALTERATIONS AND RENOVATIONS				
	1 Demolish 2 Storey buildings (Lithgow Street side)	m2	666.00	120.0	79,920
	2 Demolish 3 Storey building & semi basement garage (Canberra Avenue side)	m2	1122.00	120.0	134,640
	3 Demolish 2 storey building and semi basement garage (Canberra Avenue side)	m2	680.00	120.0	81,600
	4 Demolish single storey dwelling incl associated structure (Canberra Avenue)	No	1.00	15,000.0	15,000
	5 Clearing away minor structures (Cafe, retaining wall etc	Item			10,000
	Element AR total				321,160
PR	PRELIMINARIES				
	1 Generally	Item			32,116
	Element PR total				32,116
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			17,664
	2 Sundries	Item			29,060
	Element MA total				46,724
	A1 Demolition Total				400,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
A	DEMOLITION & SITE PREPARATION				
A2	Site Preparation				
XP	SITE PREPARATION				
1	General site clearance at Lithgow St and Canberra Ave	m2	3045.00	25.0	76,125
2	Allow for tree felling	Item			15,000
3	Strip off existing asphalt surfacing and islands	m2	2205.00	25.0	55,125
4	Removal of railings, fences, street signs and the like	Item			25,000
5	Decommissioning and removal of parking meters	Item			5,000
6	Allow for utility relocation works (Telstra booth, lamp posts, sub-stn)	Item			150,000
7	Allow for unknown underground services relocation	Item			250,000
8	Type A hoarding to 3 sides of site	m	230.00	250.0	57,500
9	Type B hoarding to Pacific Highway	m	100.00	1,500.0	150,000
10	Access gates	No	4.00	1,500.0	6,000
11	Graphics for hoardings	Item			75,000
	Element XP total				864,750
PR	PRELIMINARIES				
1	Generally	Item			86,475
	Element PR total				86,475
MA	BUILDERS MARGIN & OVERHEAD				
1	Generally	Item			47,561
2	Sundries	Item			1,214
	Element MA total				48,775
	A2 Site Preparation Total				1,000,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
B	STRUCTURE				
B1	Suspended 30m Wide Deck				
SB	SUBSTRUCTURE				
	1 Prepare piling platforms	Item			100,000
	2 Pile P1 900mm dia, socket 3.0m into sandstone or 900mm dia column	m	810.00	700.0	567,000
	3 Pile cap including cutting off tops	No	45.00	2,000.0	90,000
	4 Footing for concrete wall	m	140.00	500.0	70,000
	5 Concrete wall between columns	m2	560.00	350.0	196,000
	Element SB total				1,023,000
UF	UPPER FLOORS				
	1 Reinforced concrete abutment, including formwork and reinforcement	m	150.00	2,500.0	375,000
	2 T4 "Super Tee" planks - 30m long x 2m wide x 1.5m deep	No	38.00	55,000.0	2,090,000
	3 160mm Concrete slab over T4 plank	m2	2100.00	200.0	420,000
	Element UF total				2,885,000
PR	PRELIMINARIES				
	1 Generally	Item			1,175,000
	Element PR total				1,175,000
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			762,000
	2 Sundries	Item			155,000
	Element MA total				917,000
	B1 Suspended 30m Wide Deck Total				6,000,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
B	STRUCTURE				
B2	Structure on Lithgow & Canberra				
SB	SUBSTRUCTURE				
	1 Excavate to form undercroft at Northern ends of Lithgow and Canberra	m3	1890.00	100.0	189,000
	2 Allow shoring to excavation	m2	306.00	750.0	229,500
	3 Pile P2 900mm dia, socket 3.0m into sandstone	m	126.00	700.0	88,200
	4 Pile P3 600mm dia, founded on sandstone	m	750.00	500.0	375,000
	5 Pile caps	No	57.00	1,750.0	99,750
	6 Ground beam to tops of P3 piles	m	308.00	750.0	231,000
	7 Slab on ground, including subbase, sand bed and membrane	m2	2205.00	125.0	275,625
	8 Steps in slab	m2	189.00	350.0	66,150
	Element SB total				1,554,225
CL	COLUMNS				
	1 RC columns above Pile P2	m	40.00	450.0	18,000
	Element CL total				18,000
UF	UPPER FLOORS				
	1 Suspended RC slab and beam, including formwork and reinforcement	m2	3308.00	375.0	1,240,500
	Element UF total				1,240,500
EW	EXTERNAL WALLS				
	1 Reinforced block retaining wall RW1	m2	438.00	500.0	219,000
	2 Temporary works	Item			100,000
	Element EW total				319,000
LP	ELECTRIC LIGHT AND POWER				
	1 General internal lighting, fire protection services, etc	m2	3308.00	150.0	496,200
	Element LP total				496,200
PR	PRELIMINARIES				
	1 Generally	Item			544,189
	Element PR total				544,189
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			208,606
	2 Sundries	Item			119,280
	Element MA total				327,886
	B2 Structure on Lithgow & Canberra Total				4,500,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
C	EXTENSION FOR BUS LAYBY				
SB	SUBSTRUCTURE				
	1 New bored pipe to blade column	No	4.00	35,000.0	140,000
	2 RC Pile cap	No	2.00	15,000.0	30,000
	Element SB total				170,000
CL	COLUMNS				
	1 Extend column to form new blade column	m3	17.00	2,500.0	42,500
	2 Form new extended corbal	m3	3.00	3,000.0	9,000
	Element CL total				51,500
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Cut back existing curbs and prepare for new connection	m	70.00	1,500.0	105,000
	2 New 535mm deep precast floor plank	m2	120.00	1,000.0	120,000
	3 Topping to floor plank	m2	120.00	125.0	15,000
	4 AC surfacing to bus layby	m2	350.00	70.0	24,500
	5 Junction with road	m	100.00	500.0	50,000
	6 Junction detail with Super T beam including stepping	m	70.00	1,500.0	105,000
	7 Revisions to road services	Item			150,000
	8 New signage, line markings, etc	Item			15,000
	Element XR total				584,500
RF	ROOF				
	1 Covered shelters to bus bays (allow 4-off)	No	4.00	25,000.0	100,000
	Element RF total				100,000
PR	PRELIMINARIES				
	1 Relocate hoardings to Pacific Highway	m	75.00	1,500.0	112,500
	2 Lane closure and barrier protection	m	100.00	1,500.0	150,000
	3 Out of hours working	Item			75,000
	4 General preliminaries and supervision	Item			373,050
	Element PR total				710,550
MA	BUILDERS MARGIN & OVERHEAD				
	1 General	Item			242,000
	2 Sundries	Item			141,450
	Element MA total				383,450
	C EXTENSION FOR BUS LAYBY Total				2,000,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
D	OVERHEAD WIRING WORK				
D1	Overhead wiring Work				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Overhead wire new supports and change over	No	2.00	500,000.0	1,000,000
	Element XE total				1,000,000
PR	PRELIMINARIES				
	1 General	Item			300,000
	Element PR total				300,000
MA	BUILDERS MARGIN & OVERHEAD				
	1 General	Item			200,000
	Element MA total				200,000
	D1 Overhead wiring Work Total				1,500,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
F	LANDSCAPED DECK				
F1	Hard and Soft Landscape				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Hard paving to Plaza 70m x 70m (allow 70%)	m2	3430.00	400.0	1,372,000
	2 Allow for retaining and planter walls and edges	Item			250,000
	3 Allow seats and other furniture	Item			100,000
	4 Allow for feature fountain, artwork, etc	Item			250,000
	5 6m High polycarbonate screen to Southern of Plaza (allow 50m long)	m	50.00	5,000.0	250,000
	6 Mass planting, mulching, edging etc. (allow 30% of area)	m2	1470.00	250.0	367,500
	7 Extra cost for feature trees and landscaping	Item			250,000
	Element XL total				2,839,500
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Allow for external lighting	m2	4900.00	50.0	245,000
	Element XE total				245,000
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allow for stormwater drainage	m2	4900.00	50.0	245,000
	Element XK total				245,000
PR	PRELIMINARIES				
	1 Generally	Item			500,000
	Element PR total				500,000
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			200,000
	2 Balance	No	(1.00)	29,500.0	(29,500)
	Element MA total				170,500
	F1 Hard and Soft Landscape Total				4,000,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
G	CHRISTIE ST LINK (70M x 5M)				
SB	SUBSTRUCTURE				
	1 Strip off, grade existing road and prepare for link paving	m2	382.00	150.0	57,300
	2 Footing for support columns	No	20.00	5,000.0	100,000
	3 Slab on ground for whole width of Christie Street	m2	382.00	150.0	57,300
	Element SB total				214,600
CL	COLUMNS				
	1 Support columns to link roof (assumed numbers)	No	30.00	2,000.0	60,000
	Element CL total				60,000
RF	ROOF				
	1 Transparent curved roof covering including framing	m2	432.00	2,500.0	1,080,000
	Element RF total				1,080,000
EW	EXTERNAL WALLS				
	1 Allow enclosure to part of link	m2	216.00	500.0	108,000
	Element EW total				108,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Paving finish to link (whole width of Christie Lane)	m2	382.00	300.0	114,600
	2 Fittings, furniture, etc	Item			100,000
	3 Allow for connection to Christie St	Item			50,000
	Element XR total				264,600
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting for link	m2	382.00	150.0	57,300
	2 Services connections	Item			100,000
	Element XE total				157,300
TS	TRANSPORTATION SYSTEMS				
	1 Pair of escalators to Plaza level	Item			400,000
	2 Lift and shaft	Item			250,000
	3 Weatherproof enclosure	Item			150,000
	Element TS total				800,000
PR	PRELIMINARIES				
	1 Hoardings and protection	Item			100,000
	2 Generally	Item			417,675
	Element PR total				517,675
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			160,109
	2 Sundries	Item			137,716
	Element MA total				297,825
	Carried forward				3,500,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item Description		Unit	Qty	Rate	\$
		Brought forward		3,500,000	
G	CHRISTIE ST LINK (70M x 5M) Cont'd				
G CHRISTIE ST LINK (70M x 5M) Total				3,500,000	

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
H	PLATFORM LINK (under Pac Hwy)				
H1	Extensions 50m long				
SB	SUBSTRUCTURE				
	1 Trim and prepare ground to receive new platform slab	m2	400.00	250.0	100,000
	2 Excavation and shoring to form access way for escalators	No	2.00	150,000.0	300,000
	3 Construct new escalator pit	No	2.00	15,000.0	30,000
	4 New elevated platform and finish to link; foundations	m	400.00	750.0	300,000
	Element SB total				730,000
EW	EXTERNAL WALLS				
	1 Structural enclosure and finishes for escalator core	No	2.00	250,000.0	500,000
	2 Allow fence walls and railings	m	100.00	500.0	50,000
	Element EW total				550,000
UF	UPPER FLOORS				
	1 Allow decommissioning of existing through link underneath Pac Hwy	Item			20,000
	Element UF total				20,000
RF	ROOF				
	1 Roof covering and structure for escalator entry	No	2.00	80,000.0	160,000
	Element RF total				160,000
CF	CEILING FINISHES				
	1 Ceiling to link	m2	400.00	250.0	100,000
	Element CF total				100,000
FT	FITMENTS				
	1 Fittings, signage, etc	Item			100,000
	Element FT total				100,000
LP	ELECTRIC LIGHT AND POWER				
	1 Allow lighting, power, detection etc to link	m2	400.00	250.0	100,000
	Element LP total				100,000
MS	MECHANICAL SERVICES	Note			Excl.
	Element MS total				
SS	SPECIAL SERVICES				
	1 Ticketing machine and gates for new access ways to Plaza (Excluded)	Item			Excl.
	Carried forward				1,760,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
				Brought forward	1,760,000
H	PLATFORM LINK (under Pac Hwy) Cont'd				
H1	Extensions 50m long Cont'd				
SS	SPECIAL SERVICES Cont'd				
	2 Modification of Rail signalling, CCTV installation, etc (details TBA)	Item			500,000
	Element SS total				500,000
PR	PRELIMINARIES				
	1 Generally	Item			680,000
	Element PR total				680,000
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			440,000
	2 Sundries	Item			120,000
	Element MA total				560,000
	H1 Extensions 50m long Total				3,500,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
H	PLATFORM LINK (under Pac Hwy)				
H2	Escalator				
TS	TRANSPORTATION SYSTEMS				
	1 Escalator from platform level to Plaza level, rise 6m approx	No	4.00	250,000.0	1,000,000
	Element TS total				1,000,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
	1 Sundry BWIC for escalator	Item			100,000
	Element BW total				100,000
PR	PRELIMINARIES				
	1 Generally	Item			88,000
	Element PR total				88,000
MA	BUILDERS MARGIN & OVERHEAD				
	1 Generally	Item			59,400
	2 Sundries	Item			2,600
	Element MA total				62,000
	H2 Escalator Total				1,250,000

BUS RAIL INTERCHANGE PLAZA - BUDGET ESTIMATE

Item Details

Rates current at June 2012

Item	Description	Unit	Qty	Rate	\$
J	OVERHEAD BRIDGE				
	UF UPPER FLOORS				
1	Precast conc bridge with steel superstructure, glazed cladding, metal roof	m	35.00	40,000.0	1,400,000
2	Bridge support core structure and finishes	No	2.00	150,000.0	300,000
3	Modifications to the facade of the Forum	Item			150,000
	Element UF total				1,850,000
	SC STAIRCASES				
1	Stair access to both sides of bridge	m/r	12.00	10,000.0	120,000
	Element SC total				120,000
	TS TRANSPORTATION SYSTEMS				
1	Pair of escalators to the Forum side	No	2.00	250,000.0	500,000
2	Disabled lift and shaft	No	2.00	250,000.0	500,000
3	BWIC with escalators and lifts	Item			280,000
	Element TS total				1,280,000
	PR PRELIMINARIES				
		Item			Incl.
	Element PR total				
	MA BUILDERS MARGIN & OVERHEAD				
		Item			Incl.
	Element MA total				
	J OVERHEAD BRIDGE Total				3,250,000