



## Construction Consultants

### **CAPITAL INVESTMENT VALUE REPORT BRINGELLY ROAD BUSINESS HUB**

Parramatta Park & Western Sydney Parklands Trusts

Level 7, 10 Valentine Avenue

Parramatta NSW 2124

Mr Tim Colless, Project Manager

November 2014

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## 1.0 Introduction

This Capital Investment Value cost assessment has been prepared from a review of costs associated with the proposal prepared by Northrop for a new Business Hub development at Bringelly Road, Leppington, NSW for Parramatta Park & Western Sydney Parklands Trusts.

The assessment is based on advice from the project consultant team on concept design of land subdivision into 8 lots including associated earthworks, internal access road and services.

Should any further information regarding this submission be required, please do not hesitate to contact:

David Yong

Director/Senior Quantity Surveyor

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## 2.0 Capital Investment Value

### Bringelly Road Business Hub, Leppington

The lump sum amounts shall include all costs in carrying out the Project. All amounts, rates and allowances are exclusive of Goods and Services Tax (GST)

DESCRIPTION OF WORKS	Site Area	Lump Sum Value
1. Siteworks <ul style="list-style-type: none"> <li>• Demolition</li> <li>• Bulk Earthworks</li> </ul>		\$4,758,934.00
2. Internal Access Road <ul style="list-style-type: none"> <li>• Access road paving</li> <li>• Footpath</li> <li>• Turfing to nature reserve</li> </ul>		\$1,170,078.00
3. Services <ul style="list-style-type: none"> <li>• Power</li> <li>• Water supply</li> <li>• Sewer main</li> <li>• Stormwater drainage</li> </ul>		\$6,211,014.00
4. Builders Preliminaries, OH & Margin		\$1,199,974.00
<b>Construction Cost:</b>	<b>209,203 m2</b>	<b>\$13,340,000.00</b>
5. Fees		Excluded
6. New Bringelly Road <ul style="list-style-type: none"> <li>• Separate applications</li> </ul>		Excluded
7. Development Proposed on Lots <ul style="list-style-type: none"> <li>• Separate applications</li> </ul>		Excluded
<b>CAPITAL INVESTMENT VALUE:</b>		<b>\$13,340,000.00</b>

**Signature**

Date:	27 <sup>th</sup> November, 2014
Signed for the Consultant by: (Authorised Officer)	 David Yong
In the Office Bearer capacity of:	Director/Senior Quantity Surveyor

# Estimate Summary



Project: Western Sydeny Parklands Trust  
Building: Bringelly Road Buisness Hub

Details: NKD\_QS Report\_#01 - Rev\_01  
Budget Assessment for CIV Report

Code	Description	Subtotal	Total
	DEMOLITION	76,000	76,000
	SITE PREPARATION & EARTHWORKS	4,682,934	4,682,934
	ROADWAYS & PAVINGS	1,170,078	1,170,078
	STORMWATER DRAINAGE	3,043,233	3,043,233
	ELECTRICAL SERVICES	2,362,650	2,362,650
	HYDRAULIC SERVICES	805,131	805,131
	PRELIMINARIES, OVERHEADS & MARGIN	1,199,974	1,199,974
	TOTAL COSTS EXCL GST		13,340,000

# Estimate Details

Project: Western Sydney Parklands Trust	Details: NKD_QS Report_#01 - Rev_01
Building: Bringelly Road Buisness Hub	Cost Assessment for CIV Report

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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## DEMOLITION

	DEMOLITION						
	Demolish existing structures and seal off services	1	item	76,000.00	76,000		76,000

DEMOLITION

76,000

## SITE PREPARATION & EARTHWORKS

	Exclude treatment of contaminants (potential contamination on site is expected to be minimal per report)		note				
	Refer to subgrade notes on drawing DA1.02		note				
	All volumes are measured net in position, no bulking factor has been included		note				
	Site clearance covers total area of the site, has no depth, includes rubbish, minor demolitions, etc.		note				
	Reuse of excavated material as fill has been assumed		note				
	SITE PREPARATION & EARTHWORKS:						
	Allow for setting out	1	item	20,000.00	20,000		20,000
	Allow for traffice management control	1	item	25,000.00	25,000		25,000
	Allow for establishing all necessary plant and equipment and removal upon completion	1	item	12,000.00	12,000		12,000
	Site clearance	209,203	m2	0.10	20,920		20,920
	Strip topsoil, stockpile and respread as topsoil (av 200 deep)	41,841	m3	14.00	585,774		585,774
	Bulk excavation and stockpile for reuse	176,507	m3	4.00	706,028		706,028
	Bulk filling with stockpiled material and compact	176,507	m3	8.00	1,412,056		1,412,056
	Bulk filling with imported material and compact (received certified material free of charge)	153,748	m3	8.00	1,229,984		1,229,984
	Proof roll to confirm compaction	209,203	m2	0.50	104,602		104,602
	300 deep 2% lime stabilisation to subgrade (hardstand areas) (part of the development of buildings on the lots)		note				
	Temporary fencing	2,146	m	57.00	122,322		122,322
	Siltation fencing	1,010	m	18.00	18,180		18,180
	Diversion bund	1,000	m	12.00	12,000		12,000
	Siltation basin	5,815	m2	12.00	69,780		69,780
	Shaker pad	172	m2	100.00	17,200		17,200
	Shake down pad	222	m2	50.00	11,100		11,100
	Stormwater trap	42	no	52.00	2,184		2,184
	Temporary grass seeding	209,203	m2	1.50	313,805		313,805
	RETAINING WALLS						

# Estimate Details

Project: Western Sydney Parklands Trust Building: Bringelly Road Buisness Hub	Details: NKD_QS Report_#01 - Rev_01 Cost Assessment for CIV Report
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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## SITE PREPARATION & EARTHWORKS

(Continued)

	Retaining walls forms part of the development of buildings on the lots		note				
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## SITE PREPARATION & EARTHWORKS

4,682,934

## ROADWAYS & PAVINGS

	ROADWAYS & PAVINGS (ON SITE)						
	Scarify and remove wearing course of existing road pavement	3,302	m2	18.00	59,436		59,436
	New wearing course to existing road pavement	3,302	m2	29.00	95,758		95,758
	New asphalt road paving to design	8,671	m2	79.00	685,009		685,009
	100 reinforced concrete footpath	1,909	m2	84.00	160,356		160,356
	Plain concrete kerb & gutter	1,648	m	74.00	121,952		121,952
	Nature strip to street verge	3,659	m2	13.00	47,567		47,567

## ROADWAYS & PAVINGS

1,170,078

## STORMWATER DRAINAGE

	Include for excavation, P&S, bedding, backfilling, laying, jointing, fittings, fasteners, disposal of spoil, etc		note				
	Include for excavation through existing footpath and road pavements and make good where applicable		note				
	Stormwater detention tanks and gross pollutant traps shall be provided as part of the development of buildings on the lots		note				
	1200 dia RCP drain	1,354	m	910.00	1,232,140		1,232,140
	Headwall	4	no	7,593.00	30,372		30,372
	Rock base to headwall	93	m2	77.00	7,161		7,161
	Junction pit	2	no	10,530.00	21,060		21,060
	Kerb entry pit	43	no	3,400.00	146,200		146,200
	Bio remediation pond adjacent to development site to design	32,350	m2	48.00	1,552,800		1,552,800
	Minor repair and upgrade of Bedwell Park wetland per report	1	item	53,500.00	53,500		53,500

## STORMWATER DRAINAGE

3,043,233

## ELECTRICAL SERVICES

	The costs listed below are Provisional Allowances		note				
	HV connects to Prestons substation	2,500	m	550.00	1,375,000		1,375,000
	Overhead electricity mains	49	m	550.00	26,862		26,862
	Underground electricity mains	754	m	800.00	602,808		602,808
	Underground telecommunication cable	941	m	180.00	169,380		169,380
	1.5 MVA kiosk substations (part of the development of buildings on the lots)		note				

# Estimate Details



Project: Western Sydeny Parklands Trust	Details: NKD_QS Report_#01 - Rev_01
Building: Bringelly Road Buisness Hub	Cost Assessment for CIV Report

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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ELECTRICAL SERVICES (Continued)

	Street lot lighting	23	no	8,200.00	188,600		188,600
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ELECTRICAL SERVICES 2,362,650

HYDRAULIC SERVICES

	Exclude gas service		note				
	HYDRAULIC SERVICES						
	Locate and connect to water main, including paying all fees and charges	1	item	15,000.00	15,000		15,000
	150 dia (assumed) water piping	1,112	m	235.00	261,419		261,419
	Locate and connect to sewer main, including paying all fees and charges	1	item	12,000.00	12,000		12,000
	300 dia (assumed) sewer piping	1,883	m	264.00	497,112		497,112
	Sewer manhole	7	no	2,800.00	19,600		19,600

HYDRAULIC SERVICES 805,131

PRELIMINARIES, OVERHEADS & MARGIN

	Preliminaries, overheads & margin	12,000,000	item	0.100	1,200,000		1,200,000
	R/O						-26

PRELIMINARIES, OVERHEADS & MARGIN 1,200,000