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13 January 2020

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Stephanie,

DA ESTIMATE REPORT – JANUARY 2020
PROJECT WARATAH, OAKDALE WEST ESTATE

Please find attached our DA Estimate Report for the proposed project located at Oakdale West Estate, Horsley Park, NSW 2175.

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,



Paul Skinner
Director
Rider Levett Bucknall

Paul.Skinner@au.rlb.com



ISO 9001
FS 548756

DA ESTIMATE

JANUARY 2020

PROJECT WARATAH, OAKDALE WEST ESTATE

OAKDALE WEST ESTATE, HORSLEY PARK

Prepared For

Goodman Group
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Prepared By

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Our Ref

17274-ES-3

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17274

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13 January 2020

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REPORTS ISSUED

Report	Date	Title Description	Released By
1	6 December 2019	DA Estimate Report	Paul Skinner
2	11 December 2019	DA Estimate Report (Revision 2)	Paul Skinner
3	13 January 2020	DA Estimate Report (Revision 3)	Paul Skinner

RIDER LEVETT BUCKNALL QA

	Prepared by:	Reviewed by:	Released by:
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Signature:



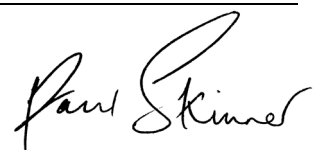


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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides preliminary costs for the proposed MOD 3 site infrastructure and warehouse 2B works located at Oakdale West Estate, Horsley Park. The project is known as Project Waratah.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost
Construction Cost	\$292,665,990
Design Contingency	Excl.
Construction Contingency	Excl.
Professional Fees - Planning Phase	\$14,633,300
Professional Fees - Delivery Phase	\$15,370,710
Authority Fees & Charges	Excl.
Escalation to Construction	Excl.
Escalation During Construction	Excl.
Tenant Fitout	\$180,000,000
TOTAL PROJECT COSTS (Excluding GST)	\$502,670,000
Goods & Services Tax (GST)	\$50,267,000
TOTAL PROJECT COSTS (Including GST)	\$552,937,000

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:

- Architectural specifications.
- Engineering services works.

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 Group
Quantity Surveyor:	Rider Levett Bucknall
Architect:	SBA Architects
Engineering Services:	AT&L

2.2 PROJECT DESCRIPTION

The project involves MOD 3 infrastructure works and the construction of the 2B warehouse located at Oakdale West Estate and comprises the following scope of works:

MOD 3

- Site infrastructure civil works consisting of demolition, bulk excavation (Precinct 2), road works (Road 3), stormwater, sewer, retaining walls and landscaping.

Warehouse Building 2B

- Construction of new warehouse and office facilities.
- Construction of new carpark and hardstand areas including 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 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 January 2020.

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of this 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:

- Specifications generally. The estimate includes \$/m2 allowance for elements including 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 interpolated the estimate costs to include the additional 5% GFA of the warehouse, offices and mezzanines, as advised by Ms Stephanie Partridge via email dated 26 November 2019.
- MOD 3 civil works measured within the Precinct 2 boundary parameters, as per AT&L drawing 15-272-C1003 Rev A10.
- Earthwork allowances are based on excavation in material other than rock.
- A provisional allowance of \$3,000,000 is included for kiosk substations including HV cabling.
- A provisional allowance of \$1,000,000 is included for solar energy system.
- The estimate includes an allowance of \$180,000,000 for tenant specialist equipment, etc. for the purposes of ultimate occupant business operations, as advised by Ms Stephanie Partridge via email dated 17 December 2019.
- The estimate does not include an allowance for staging and 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:

- Professional Fees – Planning Phase (5%)
- Professional Fees – Delivery Phase (5%)
- Goods and Services Tax (10%)
- A provisional allowance of \$3,000,000 for kiosk substations including HV cabling.
- A provisional allowance of \$1,000,000 for solar energy system.
- Allowance of \$180,000,000 for tenant specialist equipment, etc. for the purposes of ultimate occupant business operations, as advised by Ms Stephanie Partridge via email dated 17 December 2019.

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
- Authority Fees & Charges
- Computer installations including wiring
- Cost increases beyond January 2020
- Design Contingency
- Construction Contingency
- 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)
- Public utilities' charges, contributions and levies
- Site allowance payment that may be applicable to the works
- 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
- Vertical reciprocating conveyors (VRC)
- Spirals
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- External gas connection works

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	184,277 m ²
Mezzanine	6,300 m ²
Offices & Amenities	14,201 m ²
Gatehouse	67 m ²
TOTAL	204,845 m²

APPENDIX A: ESTIMATE DETAILS

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Location Summary

GFA: Gross Floor Area
Rates Current At January 2020

Location	GFA m ²	Cost/m ²	Total Cost
A SITE PREPARATION (MOD 3)			
A1 Demolition (Precinct 2)			11,234
A2 Site Preparation (Precinct 2)			29,857,427
A3 Civil Works (Road No. 3)			4,648,669
A - SITE PREPARATION (MOD 3)			\$34,517,330
B BUILDING WORKS			
B1 Warehouse	184,277	1,062	195,635,001
B2 Mezzanine	6,300	539	3,396,558
B3 Offices & Amenities	14,201	2,848	40,442,434
B4 Gatehouse	67	3,362	225,272
B - BUILDING WORKS	204,845	\$1,170	\$239,699,265
C EXTERNAL WORKS			
C1 Carpark			3,587,253
C2 Hardstand			5,934,831
C3 Landscaping & External Works			1,867,608
C4 Services Infrastructure			7,628,781
C5 Site Area Adjustment			-569,078
C - EXTERNAL WORKS			\$18,449,395
ESTIMATED NET COST	204,845	\$1,429	\$292,665,990
MARGINS & ADJUSTMENTS			
Design Contingency			Excl.
Construction Contingency			Excl.
Professional Fees - Planning Phase	5.0%		\$14,633,300
Professional Fees - Delivery Phase	5.0%		\$15,370,710
Authority Fees & Charges			Excl.
Escalation to Construction			Excl.
Escalation During Construction			Excl.
Tenant Fitout (as provided by Goodman via email dated 17.12.19)	55.8%		\$180,000,000
ESTIMATED TOTAL COST (EXCL. GST)	204,845	\$2,454	\$502,670,000
Goods & Services Tax (GST)	10.0%		\$50,267,000
ESTIMATED TOTAL COST	204,845	\$2,699	\$552,937,000

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Element Summary

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Description		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	3.8%	\$102	\$20,839,290
CL	COLUMNS	1.9%	\$51	\$10,391,780
UF	UPPER FLOORS	9.7%	\$263	\$53,904,255
SC	STAIRCASES	0.1%	\$3	\$629,000
RF	ROOF	1.8%	\$48	\$9,930,113
EW	EXTERNAL WALLS	1.2%	\$33	\$6,667,385
WW	WINDOWS	0.5%	\$13	\$2,737,250
ED	EXTERNAL DOORS	0.1%	\$2	\$431,600
NW	INTERNAL WALLS	0.3%	\$9	\$1,744,435
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.1%	\$1	\$295,000
ND	INTERNAL DOORS	0.1%	\$2	\$355,400
WF	WALL FINISHES	0.2%	\$6	\$1,184,340
FF	FLOOR FINISHES	0.2%	\$5	\$1,052,060
CF	CEILING FINISHES	0.2%	\$5	\$1,106,960
FT	FITMENTS	0.4%	\$11	\$2,318,699
SE	SPECIAL EQUIPMENT	0.2%	\$6	\$1,304,000
HS	HYDRAULIC SERVICES	0.9%	\$25	\$5,195,892
SF	SANITARY FIXTURES	0.1%	\$2	\$399,000
MS	MECHANICAL SERVICES	8.4%	\$227	\$46,595,090
FP	FIRE PROTECTION	2.8%	\$76	\$15,643,845
LP	ELECTRIC LIGHT AND POWER	3.6%	\$96	\$19,714,900
TS	TRANSPORTATION SYSTEMS	0.0%	\$1	\$95,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.1%	\$1	\$285,754
XP	SITE PREPARATION	4.8%	\$130	\$26,592,468
XR	ROADS, FOOTPATHS AND PAVED AREAS	2.0%	\$55	\$11,224,480
XN	BOUNDARY WALLS, FENCING AND GATES	0.1%	\$1	\$299,215
XB	OUTBUILDINGS AND COVERED WAYS	0.0%	\$1	\$80,000
XL	LANDSCAPING AND IMPROVEMENTS	0.1%	\$4	\$732,070
XK	EXTERNAL STORMWATER DRAINAGE	0.5%	\$14	\$2,843,850
XD	EXTERNAL SEWER DRAINAGE	0.1%	\$3	\$574,450
XW	EXTERNAL WATER SUPPLY	0.0%	\$1	\$125,200
XG	EXTERNAL GAS			Excl.
XF	EXTERNAL FIRE PROTECTION	0.1%	\$2	\$491,830
XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.8%	\$21	\$4,308,075
XC	EXTERNAL COMMUNICATIONS	0.0%	\$1	\$30,000
YY	SPECIAL PROVISIONS	1.9%	\$51	\$10,473,106
PR	PRELIMINARIES	3.8%	\$102	\$20,824,804
MA	BUILDERS MARGIN & OVERHEAD	2.0%	\$55	\$11,245,394
ESTIMATED NET COST		52.9%	\$1,429	\$292,665,990
MARGINS & ADJUSTMENTS				

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Element Summary

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Description	%	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Design Contingency			Excl.
Construction Contingency			Excl.
Professional Fees - Planning Phase	5.0%		\$14,633,300
Professional Fees - Delivery Phase	5.0%		\$15,370,710
Authority Fees & Charges			Excl.
Escalation to Construction			Excl.
Escalation During Construction			Excl.
Tenant Fitout (as provided by Goodman via email dated 17.12.19)	55.8%		\$180,000,000
ESTIMATED TOTAL COST (EXCL. GST)		\$2,454	\$502,670,000
Goods & Services Tax (GST)	10.0%		\$50,267,000
ESTIMATED TOTAL COST		\$2,699	\$552,937,000

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
SB SUBSTRUCTURE				
6 Allowance for foundations	m ²	51,418	250	12,854,500
8 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	51,418	150	7,712,700
9 Allowance for termite protection	m ²	51,418	5	257,090
11 Lift Pit	No	1	15,000	15,000
SUBSTRUCTURE			\$102/m²	\$20,839,290
CL COLUMNS				
13 Allowance for columns	m ²	187,936	55	10,336,480
68 320mm wide structural steel columns to outdoor area as architectural feature	m	42	350	14,700
71 100mm wide structural steel columns to outdoor area greenwall as architectural feature	m	116	350	40,600
COLUMNS			\$51/m²	\$10,391,780
UF UPPER FLOORS				
26 370mm thick post tensioned suspended concrete slab including condeek or similar to warehouse	m ²	131,884	375	49,456,500
264 Mezzanine floor comprising structural steel columns and beams, decking, includes access stair and handrail; 3.83m above ground floor (Area allowance of 6,300m ² as per SBA email dated 26.11.19)	m ²	6,000	480	2,880,000
266 Suspended concrete floor to office	m ²	6,399	245	1,567,755
UPPER FLOORS			\$263/m²	\$53,904,255
SC STAIRCASES				
149 Fire stair to offices 1400mm wide including nosing and handrail	M/R	105	2,500	262,500
150 Fire stair to offices 2500mm wide including nosing and handrail	M/R	17	5,000	85,000
151 Stair to lobby and offices 2500mm wide including handrail	M/R	34	7,500	255,000
272 External stair 2200mm wide from loading dock hardstand to warehouse	M/R	9	2,500	22,500
273 External stair 1600mm wide from loading dock hardstand to warehouse	M/R	2	2,000	4,000
STAIRCASES			\$3/m²	\$629,000
RF ROOF				
27 Roof framing and structure (assume 8kg/m ²)	t	414.49	4,500	1,865,205
28 Prefinished metal deck roofing including sarking and insulation to roof (3% pitch)	m ²	51,580	95	4,900,100
29 Structural steel to awning including support columns (allow 18kg/m ²)	t	104.83	4,500	471,735
30 Prefinished metal deck roofing including sarking and insulation to awning (3% pitch)	m ²	5,824	95	553,280
326 Purlins to roof	m	37,934	25	948,350

Project Waratah, Building 2B, Oakdale West Estate
DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
31 Birdmesh lining to awning soffit	m ²	5,824	5	29,120
35 Box gutter	m	831	180	149,580
33 Eaves gutter	m	599	95	56,905
36 Downpipes	m	953	250	238,250
37 Ridge capping	m	286	75	21,450
38 Barge capping	m	308	75	23,100
40 Allowance for roof safety system	m ²	57,634	2	115,268
41 Plant access walkway	m ²	728	250	182,000
43 Plant deck	m ²	378	250	94,500
50 Powdercoated aluminium soffit lining	m ²	23	160	3,680
53 Allowance for roof expansion joint	m	1,143	100	114,300
54 Allowance for warehouse roof access	Item			30,000
55 Stair to access office roof plant walkway	Item			15,000
70 140mm wide structural steel roof framing to outdoor area	m	80	350	28,000
72 200mm wide structural steel horizontal framing to outdoor area greenwall	m	9	350	3,150
327 Translucent roof sheeting over outdoor area	m ²	232	125	29,000
328 Solar shading battens over outdoor area	m ²	171	340	58,140
ROOF			\$48/m²	\$9,930,113
EW EXTERNAL WALLS				
229 100mm thick precast concrete panels off form concrete (PCP-1) including steel stud frame and plasterboard lining to internal face	m ²	58	200	11,600
167 150mm thick precast concrete panel wall (PCP-1)	m ²	4,243	225	954,675
169 150mm thick precast concrete panel wall including 13mm plasterboard to one side	m ²	1,597	315	503,055
184 150mm thick precast concrete panel (PCP-1) including plasterboard to internal face	m ²	276	315	86,940
225 150mm thick precast concrete panels including monument paint finish (PCP-PF-1)	m ²	112	225	25,200
226 175mm thick precast concrete panels off form concrete (PCP-1)	m ²	72	250	18,000
230 200mm thick precast concrete panels off form concrete (PCP-1)	m ²	1,348	275	370,700
158 250mm thick precast concrete wall	m ²	35	350	12,250
160 250mm thick precast concrete wall including plasterboard to internal face	m ²	39	350	13,650
201 500mm thick precast panel wall (PCP-1)	m ²	78	450	35,100
191 Concrete block charcoal with stack bond including steel stud and plasterboard to internal face (BLK-1)	m ²	195	250	48,750
228 Colorbond insulated wall panel (IWP-1) including steel stud frame and plasterboard lining to internal face	m ²	1,710	335	572,850
168 Colorbond insulated wall panel (IWP-2, IWP-3)	m ²	1,782	245	436,590

Project Waratah, Building 2B, Oakdale West Estate
DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
171 Colorbond insulated wall panel (IWP-2) including 200mm wall girt and 60mm tophat framing attached to perimeter columns	m ²	3,915	245	959,175
172 Colorbond insulated wall panel (IWP-3) including 200mm wall girt and 60mm tophat framing attached to perimeter columns	m ²	5,436	245	1,331,820
173 Insulated wall panel prime blue (IWP-4) including 200mm wall girt and 60mm tophat framing attached to perimeter columns	m ²	342	245	83,790
269 FC wall cladding including steel frame	m ²	81	150	12,150
69 Facade wall to outdoor area including steel framing and metal wall cladding raised seam panels colorbond - monument (MWC-1)	m ²	1,070	200	214,000
195 FC wall cladding prime blue painted including steel frame (MWC-2)	m ²	173	150	25,950
73 Steel mesh grid to green wall	m ²	139	150	20,850
164 Double steel stud parapet wall including fibre cement sheeting to one side and colorbond raised seam panels to the other (MWC-1)	m ²	31	300	9,300
165 Extra over allowance for steel stud parapet wall and fibre cement sheeting to internal face of precast wall	m ²	27	250	6,750
227 Solar shading louvres to staircase glazing	m ²	1,196	340	406,640
249 Metal wall cladding raised seam panels colorbond monument (MWC-1) including steel stud wall and plasterboard to internal face	m ²	1,770	120	212,400
262 510mm wide external vertical aluminum sun shade fins	m	91	300	27,300
258 Aluminum louvre wall	m ²	254	650	165,100
330 Acoustic screening to roof mounted AC units	m ²	514	200	102,800
336 Allowance for warehouse height increase of 1m, allowance as insulated wall panel including 200mm wall girt and 60mm tophat framing attached to perimeter columns	m ²	880		Excl.
EXTERNAL WALLS			\$33/m²	\$6,667,385
WW WINDOWS				
130 Glazed window to entry lobby	m ²	4	500	2,000
157 Sliding window to gate house	m ²	7	600	4,200
162 Full height glazed windows including GL-2 900mm high, and GL-1 1790mm high	m ²	48	500	24,000
175 Fixed glazed windows to warehouse external	m ²	1,705	500	852,500
186 Dark grey tint glazed windows including aluminum (GL-1)	m ²	2,422	600	1,453,200
194 Spandrel glazing dark grey windows including aluminum frame (GL-2)	m ²	524	600	314,400
196 Sun hood to windows 550mm wide	m	24	300	7,200
250 Sunhood to windows 230mm wide	m	219	250	54,750

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
256 Sunhood to windows 270mm wide	m	100	250	25,000
WINDOWS			\$13/m²	\$2,737,250
ED EXTERNAL DOORS				
222 920 x 2650mm single leaf solid core fire door incl. paint, frame and hardware	No	2	1,500	3,000
243 920 x 2700mm single leaf glazed door incl. frame and hardware	No	2	1,200	2,400
268 950 x 2700mm single leaf fire door incl paint, frame and hardware	No	1	1,500	1,500
219 950 x 2970mm single leaf glazed door incl. frame and hardware	No	3	1,200	3,600
281 980 x 2700mm solid core door incl. paint, frame and hardware	No	8	900	7,200
232 990 x 2700mm single leaf fire door incl. paint, frame and hardware	No	1	1,500	1,500
231 1100 x 2650mm single leaf glazed door incl. frame and hardware	No	1	1,500	1,500
221 1840 x 2650mm double leaf solid core door incl. paint, frame and hardware	No	3	2,000	6,000
218 1840 x 2970mm double leaf glazed door incl. frame and hardware	No	9	3,000	27,000
240 1840 x 2700mm double leaf glazed door incl. frame and hardware	No	1	3,000	3,000
220 1840 x 2970mm double leaf solid core door incl. paint, frame and hardware	No	3	2,500	7,500
282 1900 x 2040mm solid core door incl. paint, frame and hardware	No	7	2,000	14,000
291 2780 x 2040mm hollow core incl. paint, frame and hardware	No	1	1,500	1,500
276 2850 x 3000mm roller shutter doors to dock including dock sealer	No	64	5,000	320,000
277 2850 x 3000mm roller shutter doors to dock	No	3	3,800	11,400
245 3000 x 2700mm aluminum roller door including fixtures and hardware to electrical room	No	3	3,500	10,500
278 5000 x 5000mm roller shutter door to ramp	No	2	5,000	10,000
EXTERNAL DOORS			\$2/m²	\$431,600
NW INTERNAL WALLS				
77 Steel stud wall including plasterboard to both sides	m ²	8,409	115	967,035
80 Double steel stud wall including plasterboard to both sides	m ²	72	150	10,800
78 Block core walls	m ²	2,731	250	682,750
79 Concrete blockwall to egress hallway	m ²	97	180	17,460
81 Insulated refrigeration panel wall to freezer	m ²	96	250	24,000
82 Glazed partition to offices	m ²	65	600	39,000
163 Extra over allowance for half height steel stud and plasterboard wall to internal face of glazing	m ²	13	150	1,950

Project Waratah, Building 2B, Oakdale West Estate
DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
235 Extra over for plasterboard lining to internal face of external walls	m ²	18	80	1,440
INTERNAL WALLS			\$9/m²	\$1,744,435
NS INTERNAL SCREENS AND BORROWED LIGHTS				
109 Toilet partition including door and hardware	No	135	1,800	243,000
110 Shower partition including door and hardware	No	26	2,000	52,000
INTERNAL SCREENS AND BORROWED LIGHTS			\$1/m²	\$295,000
ND INTERNAL DOORS				
101 814 x 2040mm hollow core single leaf door incl. paint finish, frame and hardware	No	236	900	212,400
102 814 x 2040mm single leaf fire door incl. paint finish, frame and hardware	No	19	1,500	28,500
103 814 x 2040mm solid core single leaf door incl. paint finish, frame and hardware	No	40	1,000	40,000
108 920 x 2040mm single leaf insulated freezer door incl. frame and hardware	No	3	3,000	9,000
265 1840 x 2040mm double leaf solid core door incl. paint, frame and hardware	No	6	2,000	12,000
106 1860 x 2040mm double leaf hollow core door incl. paint finish, frame and hardware	No	10	2,000	20,000
107 1860 x 2040mm double leaf fire door incl. paint finish, frame and hardware	No	7	2,500	17,500
104 1900 x 2040mm double leaf solid core door incl. paint finish, frame and hardware	No	8	2,000	16,000
INTERNAL DOORS			\$2/m²	\$355,400
WF WALL FINISHES				
97 Paint to walls	m ²	18,782	15	281,730
161 Paint to wall plasterboard (internal face of external wall)	m ²	22	20	440
98 Wall tiles to amenities	m ²	6,670	130	867,100
148 Tiled splashback to kitchen	m ²	21	200	4,200
252 Waterproofing to walls	m ²	570	35	19,950
253 Wall tiling to commercial kitchen	m ²	84	130	10,920
WALL FINISHES			\$6/m²	\$1,184,340
FF FLOOR FINISHES				
83 Vinyl flooring to breakout and kitchenettes	m ²	2,350	75	176,250
84 Carpet tiles to offices and meeting rooms	m ²	2,091	75	156,825
85 Tiles to kitchen and servery	m ²	377	120	45,240
86 Vinyl flooring to locker room	m ²	714	75	53,550
87 Tiles to bathroom floor incl. waterproofing	m ²	2,490	140	348,600
88 Feature tiling to entry lobby	m ²	592	180	106,560
89 Epoxy floor finish	m ²	2,253	40	90,120

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
90 Vinyl flooring to cleaners room	m ²	107	75	8,025
93 Allowance for aluminium plate skirting	m	3,546	15	53,190
94 Allowance for tiled skirting	m	110	90	9,900
96 Allowance for trims between changes in floor types	m	38	100	3,800
139 Floor sealer to warehouse	m ²	174,366		Included
FLOOR FINISHES			\$5/m²	\$1,052,060
CF CEILING FINISHES				
91 Vinyl faced ceiling tiles to suspended ceiling	m ²	6,236	100	623,600
95 Allowance for ceiling trims	m	6,516	20	130,320
223 FC soffit lining including paint finish	m ²	365	90	32,850
224 FC soffit lining prime blue painted including steel frame (MWC-2)	m ²	181	90	16,290
254 Moisture resistant suspended plasterboard ceiling incl. paint finish	m ²	2,490	110	273,900
255 Allowance for ceiling features to entry lobby	Item			30,000
CEILING FINISHES			\$5/m²	\$1,106,960
FT FITMENTS				
74 Carpark entry tower signage 700W x 2100H (S4)	No	4	5,000	20,000
75 Truck entry tower signage 700W x 2800H (S3)	No	1	7,500	7,500
119 Allowance for one small and one large hand rail to accessible bathroom	No	37	250	9,250
120 Toilet roll holder	No	250	30	7,500
121 Soap dispenser	No	173	50	8,650
122 Allowance for wall mounted hand dryer	No	114	750	85,500
123 Allowance for paper towel dispenser	No	114	150	17,100
125 Allowance for vanity cabinet to bathrooms	m	184	500	92,000
126 Allowance for mirror to bathroom	m ²	201	300	60,300
127 Allow for entry turnstyles	Item			50,000
128 Metal detectors security gate to entry lobby	No	4	5,000	20,000
131 Reception desk to front lobby	m	20	2,000	40,000
146 Allowance for ACC shower hand railing	No	8	250	2,000
147 Allowance for shower bench	No	8	300	2,400
154 2150mm wide bike parking	No	16	2,500	40,000
155 Hand rails set to bathroom stall	No	1	250	250
156 Allowance for kitchen bench including cupboards	m	43	1,000	43,000
159 1200mm high galvanised mild steel downpipe protection	No	46	250	11,500
174 Truck queueing digital display board - EXCLUDED	Item			Excl.
177 Statutory signage, traffic directional and information signs, dock signage safety, receiving and dispatch area, road markings and associated signage	Item			35,000
190 Allowance for misc. metalwork to office	m ²	13,525	2	27,050

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description		Unit	Qty	Rate	Total Cost
193	Lockers (Assumed 3 tier)	No	3,280	350	1,148,000
197	Fitments to Dry Store	No	1	4,000	4,000
198	Fitments to Freezer	No	1	7,500	7,500
199	Fitments to Office	No	12	1,500	18,000
200	Fitments to Servery	No	1	10,000	10,000
202	Fitments to Store	No	1	4,000	4,000
203	Fitments to Cleaners	No	1	2,000	2,000
204	Fitments to Kitchen Prep	No	1	10,000	10,000
205	Fitments to Employee Resource Area	No	1	2,500	2,500
206	Fitments to Locker Room	No	1	100,000	100,000
207	Fitments to Entrance/Waiting Area	No	1	15,000	15,000
208	Fitments to Meeting Room	No	2	5,000	10,000
209	Fitments to Small Training Room	No	1	5,000	5,000
210	Fitments to Large Training Room	No	1	10,000	10,000
211	Fitments to Interview Room	No	1	2,500	2,500
212	Fitments to Open Office	No	1	10,000	10,000
213	Fitments to Doctor & Nurse Rooms	No	1	5,000	5,000
214	Fitments to Breakroom / Main Food Hall	No	1	20,000	20,000
215	Fitments to Career Choice Classroom	No	1	10,000	10,000
216	Fitments to Trucker's Lounge & Breakout Area	No	1	10,000	10,000
217	Fitments to Small Breakout	No	1	5,000	5,000
236	Allowance for misc. metalwork to carpark	m ²	31,373	2	62,746
237	Allowance for misc. metalwork to hardstand	m ²	40,051	3	120,153
247	Allowance for misc. metalwork to warehouse	Item			100,000
260	Loose FF&E - EXCLUDED	Note			Excl.
261	Corporate Signage - EXCLUDED	Note			Excl.
280	Allowance for metal bollards to docks	No	138	350	48,300
FITMENTS				\$11/m²	\$2,318,699
SE	SPECIAL EQUIPMENT				
192	Allowance for commercial kitchen equipment	Item			250,000
279	Allowance for dock levellers	No	62	17,000	1,054,000
SPECIAL EQUIPMENT				\$6/m²	\$1,304,000
HS	HYDRAULIC SERVICES				
143	Allowance for water supply and associated pipework to all water supply points	No	653	4,500	2,938,500
145	Floor waste including all associated pipework	No	165	1,000	165,000
244	Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	174,366	12	2,092,392
HYDRAULIC SERVICES				\$25/m²	\$5,195,892

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
SF SANITARY FIXTURES				
111 WC Suite	No	213	500	106,500
112 Urinal	No	63	1,000	63,000
113 ACC WC suite	No	37	500	18,500
114 Vanity basin including tapware	No	224	650	145,600
115 Shower tapware	No	38	300	11,400
116 Cleaners sink including tapware	No	24	650	15,600
117 Wall mounted ACC vanity basin including associated tapware	No	34	750	25,500
118 Kitchen basin including tapware	No	14	750	10,500
124 ACC shower including tapware	No	8	300	2,400
SANITARY FIXTURES			\$2/m²	\$399,000
MS MECHANICAL SERVICES				
178 Allowance for mechanical services to office (HVAC)	m ²	13,525	350	4,733,750
185 Mechanical services to gatehouse (HVAC)	m ²	45	300	13,500
246 Allowance for mechanical services to warehouse (Allowed for air conditioning as stipulated in the brief)	m ²	174,366	240	41,847,840
MECHANICAL SERVICES			\$227/m²	\$46,595,090
FP FIRE PROTECTION				
182 Allowance for fire protection to office - allowed for sprinkler installation	m ²	13,525	95	1,284,875
188 Allowance for fire protection to gatehouse - allowed for fire detection only	m ²	67	30	2,010
241 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	5,824	70	407,680
242 Allowance for fire protection to warehouse - allowed for sprinkler installation	m ²	174,366	80	13,949,280
FIRE PROTECTION			\$76/m²	\$15,643,845
LP ELECTRIC LIGHT AND POWER				
179 Allowance for lighting and power to office	m ²	13,525	340	4,598,500
180 Minor allowance for audio visual systems to office	Item			100,000
183 Allowance for security / CCTV / access control to office	m ²	13,525	25	338,125
187 Lighting and power to gatehouse	m ²	67	250	16,750
189 Allowance for security / CCTV / access control to gatehouse	m ²	67	25	1,675
238 Allowance for power and lighting to awnings	m ²	5,824	100	582,400
239 Allowance for power and lighting to warehouse	m ²	174,366	75	13,077,450
251 Solar Energy Electrical Power Generation System - PROVISIONAL SUM	Item			1,000,000
ELECTRIC LIGHT AND POWER			\$96/m²	\$19,714,900

Project Waratah, Building 2B, Oakdale West Estate
DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
TS TRANSPORTATION SYSTEMS				
176 Passenger lift to service 2 levels	Lot	1	95,000	95,000
263 Vertical Reciprocating Conveyors (VRC) to future specification	No	6		Excl.
332 Spirals - EXCLUDED	Note			Excl.
TRANSPORTATION SYSTEMS			\$1/m²	\$95,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
181 BWIC	Item			285,754
BUILDERS WORK IN CONNECTION WITH SERVICES			\$1/m²	\$285,754
XP SITE PREPARATION				
283 Demolish and dispose of existing 1 storey building	Item			10,000
284 Strip 200mm topsoil and stockpile on site incl. clearing site of vegetation	m ²	313,143	2	626,286
285 Cut and fill across the site in OTR (as per AT&L drawing 15-272-C1014 Rev A8)	m ³	2,022,519	9	18,202,671
287 Stockpile balance material on adjacent site (as per AT&L drawing 15-272-C1014 Rev A8)	m ³	276,343	5	1,381,715
289 Allowance to remove existing trees	Item			5,000
292 Retaining Wall (RW03)	m ²	1,327	500	663,500
295 Retaining Wall (RW10)	m ²	1,885	500	942,500
296 Allowance for footing to retaining walls	m	749	300	224,700
297 Subsurface drainage to retaining walls	m	749	50	37,450
298 Material backfilled behind retaining walls (as per AT&L drawing 15-272-C1014 Rev A8)	m ³	41,304	90	3,717,360
300 Allowance for de-watering	Item			50,000
302 Ground compaction	m ²	313,143	2	626,286
303 Removal of hazardous materials - EXCLUDED	Note			Excl.
304 Excavation in rock - EXCLUDED	Note			Excl.
305 Contaminated material - EXCLUDED	Note			Excl.
306 Allowance for tree protection	Note			5,000
307 Allowance for sediment and erosion control	Item			100,000
309 Allowance for treatment of soft spots - EXCLUDED	Note			Excl.
310 Dealing with heritage, cultural and archeological artifacts / findings - EXCLUDED	Note			Excl.
SITE PREPARATION			\$130/m²	\$26,592,468
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Concrete hardstand to truck parking, driveway and loading areas	m ²	40,051	120	4,806,120
2 Light duty carpark paving	m ²	31,373	80	2,509,840
5 Concrete footpath	m ²	6,528	70	456,960
12 Concrete footpath to carpark islands	m ²	2,323	70	162,610

Project Waratah, Building 2B, Oakdale West Estate
DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
15 Extra over allowance for access ramp to footpath	No	65	600	39,000
16 Concrete wheel stop to carpark	No	1,130	120	135,600
17 Extra over allowance for concrete island to carpark	m ²	38	50	1,900
18 Concrete kerb (assume IKO to all)	m	8,056	65	523,640
19 Line marking	m	8,703	6	52,218
20 Cross hatched line marking	m ²	246	75	18,450
21 Pedestrian crossing line marking	m ²	1,120	75	84,000
22 Directional arrow line marking 3800 x 670mm	No	14	300	4,200
23 Disabled emblem line marking	No	36	300	10,800
76 Road line marking	m	312	10	3,120
234 Allowance for crossover to council specification	No	7	10,000	70,000
271 Extra over allowance for hardstand up ramps to loading dock	m ²	492	25	12,300
293 Proposed temporary road pavement	m ²	1,069	90	96,210
294 Proposed flexible road pavement	m ²	16,051	110	1,765,610
299 Proposed kerb and gutter (K&G)	m	2,335	120	280,200
301 Proposed concrete footpath	m ²	2,280	70	159,600
323 Allowance for linemarking to road	m ²	16,051	2	32,102
ROADS, FOOTPATHS AND PAVED AREAS			\$55/m²	\$11,224,480
XN BOUNDARY WALLS, FENCING AND GATES				
32 Palisade fencing to street frontage	m	615	115	70,725
34 Chain wire link fence including 3 strands of top mounted barbed wire	m	696	65	45,240
44 9m wide automatic sliding palisade gate to gatehouse	No	1	15,000	15,000
42 7.4m wide automatic sliding palisade gate	No		10,000	
39 7m wide double swing gate to palisade fence	No	1	7,500	7,500
46 7m wide double swing gate to palisade fencing	No	1	7,500	7,500
47 1m wide single swing gate to palisade fencing	No	4	3,000	12,000
45 5.2m wide boom gate to gatehouse & carpark entries	No	3	3,500	10,500
152 Allowance for strip footings to sliding gates	m	4	350	1,400
49 Single sided Armco barrier	m	103	350	36,050
319 Proposed guard rail to be W-beam guard fence to RMS specification	m	286	300	85,800
333 4.5m wide automatic sliding palisade gate to gatehouse	No	1	7,500	7,500
BOUNDARY WALLS, FENCING AND GATES			\$1/m²	\$299,215
XB OUTBUILDINGS AND COVERED WAYS				
52 Allowance for pump house to future detail inclusive of associated pipe hook-up, controls, station bowser, etc.	Item			50,000
334 Allowance for smoking shelter	No	1	10,000	10,000

Project Waratah, Building 2B, Oakdale West Estate
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Gross Floor Area: 204,845 m²
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Element Item

Description	Unit	Qty	Rate	Total Cost
335 Allowance for seasonal gatehouse	Item			20,000
OUTBUILDINGS AND COVERED WAYS			\$1/m²	\$80,000
XL LANDSCAPING AND IMPROVEMENTS				
3 Allowance for soft landscaping	m ²	16,981	30	509,430
4 Allowance for soft landscaping to carpark islands	m ²	1,468	30	44,040
24 Extra over allowance for large tree planting	No	23	500	11,500
25 Extra over allowance for medium tree planting	No	195	150	29,250
320 Allowance for soft landscaping to road nature verge	m ²	11,285	10	112,850
321 Allowance for tree planting to nature verge	Item			25,000
LANDSCAPING AND IMPROVEMENTS			\$4/m²	\$732,070
XK EXTERNAL STORMWATER DRAINAGE				
59 Kerb inlet pit	No	41	1,800	73,800
60 Surface inlet pit 1200 x 1200mm	No	42	1,800	75,600
61 Junction pit 1200 x 1200mm	No	6	2,500	15,000
62 Stormwater grated drain (GD)	m	393	1,000	393,000
63 Stormwater pipe including excavation and backfilling (Sizes TBC)	m	2,494	450	1,122,300
64 Downpipe subsoil drainage	m	560	70	39,200
65 Allowance for on-site detention tank to future detail	Item			70,000
67 Junction pit 1800 x 1800mm	No	1	3,000	3,000
132 Stormwater connection works allowance	Item			15,000
308 Proposed kerb inlet pit	No	46	1,800	82,800
311 375mm dia. proposed stormwater pipe including excavation and backfilling	m	144	250	36,000
312 450mm dia. proposed stormwater pipe including excavation and backfilling	m	65	350	22,750
313 1050mm dia. proposed stormwater pipe including excavation and backfilling	m	35	1,130	39,550
314 900mm dia. proposed stormwater pipe including excavation and backfilling	m	22	1,050	23,100
315 1200mm dia. proposed stormwater pipe including excavation and backfilling	m	99	1,550	153,450
316 1350mm dia. proposed stormwater pipe including excavation and backfilling	m	159	1,700	270,300
317 1500mm dia. proposed stormwater pipe including excavation and backfilling	m	137	2,500	342,500
318 1800mm dia. proposed stormwater pipe including excavation and backfilling	m	19	3,500	66,500
EXTERNAL STORMWATER DRAINAGE			\$14/m²	\$2,843,850
XD EXTERNAL SEWER DRAINAGE				
135 Sewer connection works allowance	Item			30,000
324 Allowance for sewer line	m	1,101	450	495,450

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Gross Floor Area: 204,845 m²
Rates Current At January 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
325 Allowance for sewer junction pits 1500 x 1500mm	No	7	7,000	49,000
EXTERNAL SEWER DRAINAGE			\$3/m²	\$574,450
XW EXTERNAL WATER SUPPLY				
51 Allowance for external water tank including concrete foundations (Volume TBC)	No	2	25,000	50,000
133 Water connection works allowance	Item			75,200
EXTERNAL WATER SUPPLY			\$1/m²	\$125,200
XG EXTERNAL GAS				
248 Gas connection works allowance - EXCLUDED	Item			Excl.
EXTERNAL GAS				Excl.
XF EXTERNAL FIRE PROTECTION				
137 Allowance for external hydrant installation	m ²	98,366	5	491,830
EXTERNAL FIRE PROTECTION			\$2/m²	\$491,830
XE EXTERNAL ELECTRIC LIGHT AND POWER				
56 Allowance for external lighting to carpark	m ²	34,289	12	411,468
57 Allowance for external lighting and power to hardstand areas	m ²	40,569	15	608,535
58 Allowance for external lighting and power to landscaped areas	m ²	23,509	8	188,072
134 Electrical connection works allowance	Item			100,000
322 Allowance for kiosk substations with associated HV cabling - PROVISIONAL SUM	Item			3,000,000
EXTERNAL ELECTRIC LIGHT AND POWER			\$21/m²	\$4,308,075
XC EXTERNAL COMMUNICATIONS				
136 Communication connection works allowance	Item			30,000
EXTERNAL COMMUNICATIONS			\$1/m²	\$30,000
YY SPECIAL PROVISIONS				
337 GFA adjustment to warehouse (5% buffer)	m ²	9,775	933	9,120,075
338 GFA adjustment to mezzanine (5% buffer)	m ²	300	480	144,000
339 GFA adjustment to offices & amenities (5% buffer)	m ²	676	2,538	1,715,688
340 Carpark, Hardstand, Landscaping area reduction (-5% buffer; average rate of \$103/m ² applied until exact location reduction area identified)	m ²	-4,919	103	-506,657
SPECIAL PROVISIONS			\$51/m²	\$10,473,106
PR PRELIMINARIES				
141 Builder's Preliminaries @ 8%	Item			20,824,804
PRELIMINARIES			\$102/m²	\$20,824,804

Project Waratah, Building 2B, Oakdale West Estate

DA Estimate - January 2019 (Rev 3)

Element Item

Gross Floor Area: 204,845 m²
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Description		Unit	Qty	Rate	Total Cost
MA	BUILDERS MARGIN & OVERHEAD				
142	Builder's Margin & Overheads @ 4%	Item			11,245,394
	BUILDERS MARGIN & OVERHEAD			\$55/m²	\$11,245,394
	ESTIMATED NET COST			\$1,429/m²	\$292,665,990

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Design documentation provided by Goodman:

- ARS Performance Package v20.1.1 Design Criteria, dated October 2019
- BMG BCA Assessment Report, Rev 0, dated 12 November 2019

Architectural documentation provided by SBA:

- DA000 COVERPAGE – Rev P10
- DA001 WAREHOUSE 3D VIEWS – Rev P10
- DA001B WAREHOUSE 3D VIEWS – Rev P10
- DA002 OFFICE 3D VIEWS – Rev P3
- DA100 MASTERPLAN – Rev P9
- DA101 SITE PLAN – Rev C
- DA102 SIGNAGE PLAN – Rev P3
- DA200 GF PLAN – Rev P10
- DA201 LEVEL 1 PLAN – Rev P10
- DA202 LEVEL 2 PLAN – Rev P10
- DA203 LEVEL 3 PLAN – Rev P9
- DA204 ROOF PLAN – Rev P9
- DA210 MAIN OFFICE PLANS – Rev P10
- DA211 OFFICE ELEVATIONS – Rev P10
- DA212 TRUCKERS LOUNGE – Rev P5
- DA213 BREAKOUT AREA PLANS – Rev P5
- DA214 GATEHOUSE PLANS – Rev P2
- DA300 OVERALL ELEVATIONS – Rev P10
- DA400 SECTIONS – Rev P9
- DA410 TYPICAL WALL SECTIONS – Rev P5
- DA500 AREA PLANS – Rev P5

Civil documentation provided by AT&L:

- Lot 2B: drawings 15-272-C7102 to 15-272-C7117
- MOD 3: drawings 15-272-C1000 to 15-272-C1137

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