

ESTIMATE SUMMARY.

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Version: 4

Date: 26/04/2016

Drawing: NS-WSP-FS-008-A

Brief:

Code	Description	Quantity	Unit	Rate	Total
	Site Preparation	42,406	m2	7.67	325,092
	Warehouse	18,743	m2	275.01	5,154,567
	Warehouse Awnings	1,463	m2	162.76	238,114
	Office	701	m2	1,147.26	804,228
	Office 2	502	m2	1,307.90	656,563
	External Works	22,964	m2	79.48	1,825,232
	Site services	19,945	m2	93.77	1,870,191
	Design	19,945	m2	16.04	320,000
	Preliminaries	28	Wks	42,176	1,180,917
	Base Building Subtotal:	601	\$/m2		12,374,905
	Building Upgrades	19,945	m2	61	1,222,648
	Additional Building Upgrades				654,850
	GreenStar Rating	5	Star	Certified	130,945
	Works Beyond Boundary				0
	Saving to rear retaining wall (PLC Saving @ 50%)	1	item		-400,000
	Cul-de-sac reconstruction (not required)	1	item	0	0
	BUILDING TOTAL	679	\$/m2		13,983,347
	Project Clarrifications				0
	Estimate Information				0

Description	Quantity	Unit	Rate	Total
<u>Site Preparation</u>				
Sedimentation control works	42,405	m2	0.39	16,382
Site Preparation	42,405	m2	0.00	0
Levelling site from 1% grade.	42,405	m2	3.67	155,713
Trim and compact subgrade.	42,405	m2	1.71	72,497
Site retaining walls	161	m2	500.00	80,500
Total Site Preparation				325,092

Description	Quantity	Unit	Rate	Total
<u>Warehouse</u>				
Footings	18,743	m2	10.60	198,601
Subgrade	18,743	m2	6.80	127,452
Warehouse Slab	18,743	m2	75.56	1,416,246
Structural Steel	18,743	m2	60.91	1,141,674
Roofing and cladding	18,743	m2	41.46	777,053
Roof Safety	18,743	m2	1.31	24,641
Precast panels	1,294	m2	175.31	226,851
Roller shutters	27	No	4,376.87	118,176
Egress Doors	16	No	1,468.00	23,488
Metalwork	18,743	m2	4.67	87,519
Electrical Services	18,743	m2	12.68	237,579
Fire Services	18,743	m2	25.26	473,375
Mechanical Services	18,743	m2	7.04	131,861
BWIC	18,743	m2	1.00	18,743
Amenities	12,000	m2	6.30	75,654
Amenities (sub-tenancy)	6,740	m2	11.22	75,654
Total Warehouse				5,154,567

Description	Quantity	Unit	Rate	Total
<u>Warehouse Awnings</u>				
Awning #1 + AS2118 "Ordinary Hazard" Sprinklers	563	m2	119.51	67,286
Awning #2 + AS2118 "Ordinary Hazard" Sprinklers	844	m2	178.64	150,769
Awning #3 + AS2118 "Ordinary Hazard" Sprinklers	57	m2	177.35	10,109
Extra over to Portal Footing Size for large span awnings				9,950
Total Warehouse Awnings				238,114

Description	Quantity	Unit	Rate	Total
<u>Office</u>				
Footings	701	m2	32.77	22,973
Subgrade	701	m2	13.18	9,238
Ground Slab	701	m2	74.61	52,298
Structural Roof Framing	701	m2	124.10	86,991
Metal Roofing	701	m2	67.87	47,580
Office Facade	418	m2	399.97	167,188
Internal Walls and Ceilings	701	m2	89.01	62,396
Floor Finishes	701	m2	50.69	35,535
Amenities	701	m2	134.44	94,243
Hydraulic Services	701	m2	5.18	3,628
Electrical Services	701	m2	70.72	49,574
Fire Services	701	m2	23.43	16,425
Mechanical Services	701	m2	206.65	144,859
Commissioning and Tuning	701	m2	11.13	7,800
BWIC	701	m2	4.99	3,500
Office Upgrade Allowances	701	m2	0.00	0
			Total Office	804,228

Description	Quantity	Unit	Rate	Total
<u>Office 2</u>				
Footings	502	m2	34.91	17,524
Subgrade	502	m2	13.18	6,617
Ground Slab	502	m2	72.59	36,440
Structural Roof Framing	502	m2	137.68	69,117
Metal Roofing	502	m2	72.40	36,343
Office Facade	320	m2	356.89	114,204
Internal Walls and Ceilings	502	m2	103.27	51,841
Floor Finishes	502	m2	52.16	26,182
Amenities	502	m2	266.94	134,002
Hydraulic Services	502	m2	9.38	4,709
Electrical Services	502	m2	71.75	36,018
Fire Services	502	m2	23.69	11,893
Mechanical Services	502	m2	206.70	103,765
Commissioning and Tuning	502	m2	10.76	5,400
BWIC	502	m2	4.99	2,507
Office Upgrade Allowances	502	m2	0.00	0
			Total Office 2	656,563

Description	Quantity	Unit	Rate	Total
<u>External Works</u>				
Heavy Duty Pavements, Crossings & Access Roads	9,516	m2	105.65	1,005,405
Light Duty Pavements	4,720	m2	80.97	382,183
Pedestrian Pavements	192	m2	386.67	74,121
Landscaping	8,371	m2	23.89	200,000
Fencing & Gates	863	m2	135.13	116,560
Armco railing to exposed edges	293	m2	160.42	46,963
Total External Works				1,825,232

Description	Quantity	Unit	Rate	Total
<u>Site services</u>				
Electrical Services	19,945	m2	10.97	218,797
Electrical Connections (base demand shown)	763	kVA	144.61	110,341
Water & Sewer Services	19,945	m2	15.93	317,692
Hydrant & Hose Reel Services	19,945	m2	15.40	307,067
Rain Water Storage Tanks Connected To Landscaping Irrigation System.	19,945	m2	5.20	103,685
Fire Sprinkler Tanks, Pumps & Valve Room	19,945	m2	13.42	267,647
Stormwater Services	42,405.1	m2	12.85	544,962
Total Site services				1,870,191

Description	Quantity	Unit	Rate	Total
<u>Design</u>				
Landscape Architect	1	item	6,000.00	6,000
Structural Engineer (incl pavements, excl drainage)	1	item	80,000.00	80,000
Geotech for Allowable Bearing Pressure Testing (Precast SOW)	1	item	5,000.00	5,000
Electrical Engineer	1	item	25,000.00	25,000
Mechanical Engineer	1	item	24,500.00	24,500
Hydraulic Engineer	1	item	19,500.00	19,500
SWC	1	item	2,000.00	2,000
Stormwater Engineer	1	item	25,000.00	25,000
Fire Engineering - [D&C subcontract transfer to fire budget]	1	item	10,000.00	10,000
Fire Safety Study Consultant (Fire eng Sol'n, brigade etc) [DA to CC]	1	item	10,000.00	10,000
Fire Safety Study Consultant - OC	1	item	2,000.00	2,000
BCA Consultant / PCA	1	item	24,500.00	24,500
Architect	1	item	61,500.00	61,500
Structural Steel Shop Drawings	1	item	25,000.00	25,000
BCC Water Meter	0	item	23,000.00	0
QFRS	0	item	25,000.00	0
			Total Design	320,000

Description	Quantity	Unit	Rate	Total
<u>Preliminaries</u>				
Site Preliminaries	19,443	GFA	17.63	342,806
Laser Survey	18,743	m2	0.45	8,500
Subgrade Geotechnical Testing	18,743	m2	0.30	5,623
Security	10	wks	3,770.00	37,700
Project Manager	30	wks	4,829.00	144,870
Contract Administrator	30	wks	3,177.00	95,310
Cadet	25	wks	1,150.00	28,750
General Foreman (site manager)	28	wks	4,368.57	122,320
Leading Hand	29	wks	2,738.79	79,425
2nd office LH	10	wks	3,177.00	31,770
Labourer	38	wks	3,009.87	114,375
Safety Manager	25	wks	3,304.00	82,600
Site Preliminaries	3	wks	5,821.00	17,463
Project Manager	3	wks	4,829.00	14,487
Contract Administrator	3	wks	3,177.00	9,531
Cadet	3	wks	1,150.00	3,450
General Foreman (site manager)	3	wks	4,448.00	13,344
Leading Hand	3	wks	3,177.00	9,531
Labourer	3	wks	3,050.00	9,150
Safety Manager	3	wks	3,304.00	9,912
Total Preliminaries				1,180,917

Description	Quantity	Unit	Rate	Total
<u>Building Upgrades</u>				
===Building Cladding===	1			
Screen to sprinkler tank to match Dado wall	20	m	1,501.35	29,982
Warehouse Division Wall	129	m	914.17	117,992
Clear Span to dock face, upgrade to 40m	0.0	t	3,500.00	0
EO for Plate 60 ArmourMate	0	m	93.91	0
EO for Insert Plate ArmourMate	0	m	101.58	0
	1			
===Services===	1			
Extra over ESFR K14 for K22/K25 heads to suit building height.	18,743	m2	5.10	95,601
Extra over for warehouse LED to suit standard racking	18,743	m2	5.46	102,337
Extra over for organic response lighting to office areas	1,202	m2	16.00	19,236
Solar Panel System	100	kw	1,801.43	180,143
REC's Rebate from Solar System	100	kw	-680.00	-68,000
	1			
===Docks===	1			
Dock Levellers	10	No	13,273.60	132,736
Dock Leveller Accessories	12	No		26,660
Recessed Dock Construction.	124	m	4,145.86	513,133
	1			
===External Areas===	1			
Outdoor Area	50	m2	328.62	16,431
Outdoor Area #2	50	m2	315.62	15,781
Conduits to Autogates	55	m	36.75	2,012
Bike Racks	4	No	800.00	3,200
Waste Recycling Area [excl awning + pavement].	1	item	2,449.00	2,449
Warehouse Division Fence	361	m	91.25	32,954
3250mm x 3200mm Model No. SGH-3024	1	No	0.00	0
Total Building Upgrades				1,222,648

Description	Quantity	Unit	Rate	Total
<u>Additional Building Upgrades</u>				
Additional Lighting to VNA (9 MORE ISLES)	12,000	m2	6.60	79,200
Additional Concrete Pours to VNA to avoid racking clashes	12,000	m2	5.00	60,000
Transfer Beam to suit Narrow Aisle Racking - Transfer Beam every 2nd	303	m	511.00	154,833
Extra Over for Fmin 50	12,000	m2	11.00	132,000
Waste Storage Aea	1	item	5,000.00	5,000
Furniture Re-touch Area	10	m2	2,090.96	20,951
Workshop/Warehouse Room	12	m2	2,048.17	24,578
Battery Charge Area / Room	53	m2	1,229.60	64,554
Office Fitout	701	m2	58.61	41,088
Data Points for Workstations	30	No	150.00	4,500
Soft Wire Power Points for workstations	30	No	180.00	5,400
Office Lunchroom	67	m2	723.76	48,745
Dock Lights	20	set	700.00	14,000
Total Additional Building Upgrades				654,850

Description	Quantity	Unit	Rate	Total
<u>GreenStar Rating</u>				
Green Star Rating [4 to 6]	5	Star		
GBCA Fees	1	item	7,500	7,500
Green Star Design submission	1	item	4,000	4,000
Modelling contingency	1	item	10,000	10,000
Green Star As-built submission	1	item	16,000	16,000
Climate Adaption Plan	1	item	3,500	3,500
Thermal Comfort Report	1	item	3,500	3,500
Hydraulic Reports	1		3,000	3,000
Electrical reports	1		5,000	5,000
External views - Arch report	1		2,500	2,500
Internal noise levels - Accoustic report	1		4,000	4,000
Independent commissioning agent [Report]	1		7,500	7,500
Additional Project Management Costs [CA]	3	Weeks	3,177.0	9,531
Geothermal	1	item	14,000	14,000
Bitpool installation costs	1	item	20,000.00	20,000
Additional Bitpool allowance for 2nd tennancy	1	item	3,000.00	3,000
Greenhouse gas emissions [glazing]	1	item	11,513.50	11,514
Low-Emission Vehicle Infastructure	1	item	6,400.00	6,400
Total GreenStar Rating				130,945

Description	Quantity	Unit	Rate	Total
<u>Cul-de-sac reconstruction (not required)</u>				
Demolish Access road	1,800	m2	50.00	90,000
Access Roads	1,212	m2	160.99	195,126
Drainage to Access Road	1,212	m2	15.03	18,215
Water Supply [EC4 = \$334/m]	152	m	297.61	45,236
Power Supply & Reticulation (loop) (Connect design & rates)	152	m	350.00	53,200
Telstra Conduits	152	m	80.00	12,160
Total Cul-de-sac reconstruction (not required)				0

Description	Quantity	Unit	Rate	Total
<u>Project Clarrifications</u>				
===Project Specific Clarrifications===	1			
This project has been costed to satisfy BCA and Australian Standards. Additional costs resulting from safety in design workshops due to customer operations are to be treated as an additional cost.	1			
	1			
=== General Exclusions===	1			
Authority Fees, DA fees, LSL, GST	1			
Escalation	1			
Site Allowances	1			
Australand Margin, Contingency and Design Contribution	1			
On Site Detention Basins, OSD Tanks.	1			
Site civil / Bulk earth & infrastructure costs (incl separately in Feasibility)	1			
Estate Retaining walls	1			
Fitout works (warehouse & offices)	1			
Furniture, fittings & equipment	1			
Building & tenant signage	1			
Dangerous goods store	1			
Birdmesh to awnings	1			
Additional allowances for Office Lighting, Emergency Lighting, Fire Hose Reels and Air Conditioning may be required to office fitout layouts once provided.	1			
Power factor correction to client equipment.	1			
Column free bays	1			
Security systems	1			
PA Systems	1			
Fibre optics	1			
High and low voltage cable reticulation in factory area from MSB to client equipment locations.	1			
Plumbing for clients plant equipment	1			
Excavations in Rock	1			
Removal of dock recess spoil off site, balanced design expected.	1			
Metallic finish to colorbond cladding.	1			
BMS & PFC units	1			
Formal Green Star ratings.	1			
	1			
Total Project Clarrifications				0

Description	Quantity	Unit	Rate	Total
<u>Estimate Information</u>				
The below information is general in nature and has not been calculated in detail. If the items nominated differ from the expectations of the brief please discuss with Anthony prior to confirming to external parties.	1			
=== OFFICE ARCHITECTURAL SUMMARY===	1			
---OFFICE AREAS:	1			
Glazed Areas	134	m2		
Vision Panles	100	m2		
Precast / Fibre Cement Areas	209	m2		
Alpolic Area	75	m2		
Sunshades	39	m		
Internal Office to the warehouse included	12	m2		
	1			
---OFFICE FITOUT	1			
Total Solid partitions (Excl Amenities)	28	m		
Total Glazed Partitions	22	m		
	1			
=== WAREHOUSE ARCHITECTURAL SUMMARY===	1			
The eaves gutter height is:	10.0	m		
The maximum ridge height assumed is:	13.7	m		
The roof pitch to this:	3.0	degrees		
The roof pitch to 12.2m is:	1.7	degrees		
Grid Spacing assumed is	11.250	m		
Division Wall to the Warehouse	129	m		
Flush Docks included	17	No		
Recessed Docks included	10	No		
	1			
=== EXTERNAL SUMMARY===	1			
The heavy duty hardstand area is:	9,516	m2		
The light duty parking area is:	4,720	m2		
Car Spaces allowed for (excl provisional):	114	No		
Wheel stops allowed for:	30	No		
Out door area to Office #1 is:	50	m2		
Out door area to Office #2 is:	50	m2		
Perimeter fencing has been upgraded to 'Palisade' to a street frontage of:	332	m		
Standard Gates	3	No		
Armco allowed to exposed edges (not including dock areas) :	293	m		
	1			
=== SERVICES SUMMARY===	1			
---FIRE SERVICES	1			

Description	Quantity	Unit	Rate	Total
The ESFR Sprinkler System Allowed is a K:	25			
Based on the current footprint the Sprinkler Tank will have an approximate height of:	6.9	m		
A screen to suit this hight has been allowed:	20	m		
As the project is over 18,000m2, A Fire Control Room is required. This can be located in the foyer air lock.	1			
	1			
---ELECTRICAL SERVICES	1			
The lux level in the warehouse measured at 1m above FFL will be:	160	lux		
The total number of hight bay light fittings allowed is:	355	lights		
This includes lighting to suit racking:	100	lights		
Battery Charge Points allowed:	10	No		
Base electrical demand is	641	kVA		
	1			
---MECHANICAL SERVICES	1			
Warehouse Volume is approximately	222,103	m3		
To provide 1 Air Change per hour using 10,000L/sec fans will require:	7	Fans		
Free Area requirement is (at 60% perforations or louvre free air) :	62	m2		
With a 150mm Ventilated Flassing to one elevation you will achieve:	23	m2		
With RSD's perforated to above 2.1m for every 2nd slat you will achieve:	26	m2		
Additional Wall Lovures required will be :	13	m2		
	1			
=== AMENITIES SUMMARY===	1			
	1			
Office Ground Floor Amenities Comprise of:	1			
Unisex disabled toilet (incl services connections)	1			
Male Double Amenities (inc Urinal)	1			
Female Double Amenities	1			
	1			
Warehouse Amenities Comprise of:	1			
Unisex disabled toilet (incl services connections)	1			
Male Triple Amenities (2x Urinal)	1			
Female Triple Amenities	1			
Additional Pans to above	1			
	1			
Office #2 Ground Floor Amenities Comprise of:	1			
Unisex disabled toilet (incl services connections)	1			
Male Double Amenities (inc Urinal)	1			
Female Double Amenities	1			

Description	Quantity	Unit	Rate	Total
Total Estimate Information				0