

# ACP. QUANTITY SURVEYORS



## BUDGET ESTIMATE

For

### Hanson Glebe Island Facility

**Address:** Glebe Island NSW

**Client:** Hanson Construction Materials



#### AUSTRALIAN COST PLANNERS PTY LTD

**NSW**  
13a, Q North  
829 Old Northern Road,  
Dural 2158  
**p** 1300 550 311  
**f** +61(02) 9275 8800

**VIC**  
Normanby Chambers  
430 Little Collins Street,  
Melbourne 3000  
**p** 1300 550 311  
**f** +61(03) 9935 5200

**QLD**  
Level 18  
333 Ann Street  
Brisbane 4000  
**p** 1300 550 311  
**f** +61(07) 3232 1200

ACP. BUILDING VALUE

# Australian Cost Planners Pty Ltd

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13a Q North Business Centre  
829 Old Northern Road, Dural NSW 2158

T. 1300 550 311  
E. [info@quantitysurveyors.com.au](mailto:info@quantitysurveyors.com.au)

2 February 2018

Andrew Driver  
Development Manager  
**Hanson Construction Materials Pty Ltd**  
Level 5, 75 George Street  
Parramatta NSW 2150

Dear Andrew,

**Re: Hanson Glebe Island Facility  
Preliminary Cost Estimate  
Quantity Surveying Opinion**

Further to my review of the documentation provided included architectural plans prepared by MSK, I have prepared a cost estimate for the proposed facility.

## **Purpose of Report**

This estimate has been provided for the purpose of providing an initial assessment of the likely cost of constructing the new Glebe Island facility.

## **Documents Examined**

The following documents have been reviewed:-

- Consultant Information brief prepared by Ethos Urban
- Site Plan/ Satellite Image Overview
- MSK Architects drawings

## **Scope of Rehabilitation Works**

This estimate includes for the construction of all silos, buildings, plant and equipment associated with the proposed facility.

## **Cost Estimate**

Based on my review of the available documents, I have prepared an estimate of the works totalling **\$22,274,978.26 (Including GST)**. Full details of my estimate are attached for your review (**Annexure 'A'**). I note that my estimate should be read in conjunction with the qualifications noted below:-

With respect to the attached estimate I advise the following:-

### **Cost Escalation**

1. Rates used in my estimate are considered to include for cost escalation until February 2018. No allowance has been made for cost escalation after this date.

### **Consultants**

2. An allowance of \$250,000 has been included for consultants fees (excl GST)

### **Notes and Assumptions**

3. General assumptions as included in the body of the attached estimate.

### **GST**

4. Allowance has been made for the Good and Services Tax.

**Writer's Expertise**

I attach a copy of my professional curriculum vitae (attached as **Annexure 'B'**) and advise that I am an associate member of the Australian Institute of Quantity Surveyors (AIQS) with current standing.

**Conclusion**

I trust that this clarifies my pricing and ask that you do not hesitate to call if you have any questions. This estimate should be reviewed as the documentation is further developed.

Yours Faithfully,

**AUSTRALIAN COST PLANNERS PTY LTD**



**MICHAEL STURGESS**  
DIRECTOR (AAIQS)

Encl.

1. Annexure 'A' - Cost Estimate
2. Annexure 'B' – Writer's CV



## ANNEXURE 'A'

Estimated Cost

SUMMARY		Page No.	
Construction		BQ/5	19,999,978.26
Consultants		BQ/7	250,000.00
Subtotal		BQ/9	20,249,978.26
GST		BQ/11	2,025,000.00
TOTAL AMOUNT			22,274,978.26
<p>Note: This Estimate contains pages numbered BQ/1 - BQ/11.</p>			

<u>Construction</u>					
<u>Demolitions and Site Preparation</u>					
A	Allowance for demolitions and grubbing up existing slabs as required for new footings	item	1	30000.00	30,000.00
<u>Excavation</u>					
B	Allowance for excavation to new works	item	1	22500.00	22,500.00
<u>Shipping Container Wall</u>					
C	Shipping Containers for 7.8m green wall for nosie mitigation and visual amenity; including paint finish	item	1	30000.00	30,000.00
<u>Buildings</u>					
<u>Main Shed</u>					
D	Metal shed comprising colorbond clad walls and roof; steel portal frame and high speed roller doors; high bay	m2	4192	850.00	3,563,200.00
E	<u>Extra for</u> raised section of building over tipping ramp	m2	810	300.00	243,000.00
F	<u>Extra for</u> topping slab laid over existing pavement	m2	4192	119.27	499,979.84
G	Vehicular ramps to high high speed doors	no	10	1500.00	15,000.00
<u>Batch Room Offices and Amenities</u>					
H	Batch room; located within main shed	m2	33	2400.00	79,200.00
<u>Drivers Room</u>					
J	Allowance for drivers shed; external to main shed	m2	60	1500.00	90,000.00
<u>Entry Office</u>					
K	Office and amenities at entry; external to main shed	m2	72	2100.00	151,200.00
<u>Services</u>					
L	Allowance to connect and modify existing stormwater, sewer and electrical services as required	item	1	100000.00	100,000.00

<u>Construction (Cont)</u>				
<u>Tipping Bin and Ramp</u>				
Tipping bin including tipping bin entry and exit ramps	m2	748	300.80	224,998.40
<u>Water Storage</u>				
Polyurethane water storage tanks to future detail; including level base and all connections	no	7	8500.00	59,500.00
<u>Concrete Reclaimer</u>				
Allowance for concrete recyling system	item	1	300000.00	300,000.00
40,000 litre stirrer	item	1		INCL
Wash out pits	item	1		INCL
Filter press for cementitious particles	item	1		INCL
<u>Truck Wash Stand</u>				
Truck wash stands including steps, rails and walkway approx 1.5m to 1.8m high (3 trucks)	item	1	15000.00	15,000.00
<u>Return Concrete</u>				
Return concrete bay	item	1	10000.00	10,000.00
<u>Computer System</u>				
Allowance for command batch system	item	1	80000.00	80,000.00
<u>Receivables Bin</u>				
Ship receivables bin including associated building structure; to manufacturers specification	item	1	125000.00	125,000.00
<u>Weigh bridges</u>				
Weigh bridges for aggregate load out	no	2	75000.00	150,000.00
<u>Extra for</u> ticketless operation	item	1	22000.00	22,000.00

<u>Construction (Cont)</u>				
<u>Silos</u>				
<b>Aggregate Silos</b>				
A	Slip form concrete silos are to be constructed by contract builder with concrete only supplied by Hanson; price assumed includes 4 x weigh hoppers per silo and false floor	note		
B	Sub Contract Builder - Silos 6 x 4,333 T	No		10,000,000.00
C	Concrete supply at market price to silo walls and base - Assumed average thickness 500mm, Overall height 27m, 15m diameter	m3	4349	230.00 1,000,270.00
D	Roof Structure over Silos	m2	2376	275.00 653,400.00
<b>Powder Silos</b>				
E	Steel powder silos for cement	no	6	166666.67 1,000,000.02
<u>Conveyors and Walkways</u>				
F	Conveyors to include sheeted structure over	note		
G	Conveyor and maintenance walkway from ships recievable to top of silos, on incline	m	110	3000.00 330,000.00
H	Conveyor and maintenance walkway from top of silos to wet concrete loading bays, on incline	m	108	3000.00 324,000.00
J	Conveyor and maintenance walkway on top of silos (utilising silo roof as cover - as before priced)	m	100	1667.30 166,730.00
K	2 x Conveyor belts and maintenance walkway under walkways; 1200mm wide each	m	100	3500.00 350,000.00
L	Maintenance walkway from tipping bin exit to silos, on incline	m	90	1500.00 135,000.00
M	Maintenance walkway from tipping bin exit to water storage tanks/ tipping bins	m	80	1500.00 120,000.00
N	Access stairs and catwalks	item	1	60000.00 60,000.00



<u>Construction (Cont)</u>				
<u>(Cont) Conveyors and Walkways</u>				
<b>Cement Feed</b>				
A	Allowance for overhead cement feed from CA	item	1	N/A
<b><u>Signage</u></b>				
B	Naming signage is required by the consent authority to be 'low key'	note		
C	Allowance for naming, statutory and directional signage	item	1	20000.00 20,000.00
<b><u>Externally</u></b>				
D	Modify access including patching existing surface as required and all line marking	item	1	30000.00 30,000.00

<u>Construction (Cont)</u>					
COLLECTION					
Page No. BQ/1					4,824,079.84
Page No. BQ/2					986,498.40
Page No. BQ/3					14,139,400.02
Page No. BQ/4					50,000.00
Construction Carried to Summary					19,999,978.26

BQ/ 6

<u>Consultants (Cont)</u>			
COLLECTION			
Page No. BQ/6			250,000.00
Consultants Carried to Summary			250,000.00

<u>Subtotal</u>				
Amount from summary level.				20,250,000.00
Hanson Glebe Island Facility Budget Estimate (2-2-18)	BQ/8	To Collection \$		NIL

Subtotal (Cont)				
COLLECTION				
Page No. BQ/8				NIL
Subtotal Carried to Summary				NIL

Hanson Glebe Island Facility  
Budget Estimate (2-2-18)

<u>GST (Cont)</u>			
COLLECTION			
Page No. BQ/10			2,025,000.00
GST Carried to Summary			2,025,000.00



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## **CURRICULUM VITAE for MICHAEL STURGESS**

### **TERTIARY EDUCATION**

- Bachelor of App.Sc.(Quantity Surveying)  
University of Technology, Sydney  
6 year part time course undertaken 1984-1989

### **MEMBERSHIPS ETC.**

- Associate Member Australian Institute of Quantity Surveyors
- Holder of NSW Builders licence (No. 43556)
- Tax Agent No. 20864006
- Member of National Tax & Accountant's Association (No. 26827)

### **PROFESSIONAL EXPERIENCE**

#### **2002 to Current**

#### **Australian Cost Planners Pty Ltd**

#### **Position: Director**

- Preparation of bills of quantities
- Estimating/cost planning
- Bank reporting
- Expert witness reports
- Attendance at expert witness workshops
- insurance valuation reports
- assessment of project variation costs
- preparation of building work tax depreciation schedules
- consultant liaison
- report writing
- use of Buildsoft estimating software

#### **2001**

#### **Southland Constructions Pty Ltd**

#### **Position: Director**

- Design and construction of development projects
- council and authority liaison and applications
- site supervision
- engagement of consultants and surveyors
- subcontract tendering
- co-ordination of subdivision works
- site programming
- monitoring of construction budgets
- finance procurement

**1994 – 2000, 2002**

**Hugh B. Gage Pty. Ltd.**

**Position: Senior Quantity Surveyor**

- Appraisal of the viability of development budgets on behalf of various Financial Institutions and industry clients.
- site inspections during the project construction stage, assessment of builder's progress claim submissions and certification of Bank funding.
- preparation of builder's bills of quantities
- estimating
- vetting of conditions of contract
- assessment of project variation costs
- auditing of construction accounts
- site meetings, client, bank and consultant liaison
- report writing
- use of Buildsoft estimating software

**1995 - 1998**

**Northern Sydney Institute of TAFE**

**Position: Part Time Teacher, Builder's Estimating**

- Teaching construction estimating to students enrolled in the Associate Diploma, Building course.
- marking, conflict resolution

**1992 – 1994**

**3D Scaffolding and Bricklaying Pty Ltd**

**Position: Estimator/Administrator**

- Scaffolding and masonry estimating
- preparation of tenders
- measurement of bills of quantities
- contract administration
- cash flow forecasting
- use of Buildsoft "Offsider" estimating software

**1991 – 1992**

**Self Employed as a Contract Estimator for the following clients:**

- 3D Scaffolding and Bricklaying Pty Ltd
- Constructor Pty Ltd
- Von Roll Transport Systems Pty Ltd
- McGregor Constructions

**1990 - 1991**

**Employed as a Contract Quantity Surveyor**

**Client: Department of Public Works**

- Cost planning
- estimating
- compilation of an asset registers including recommended building replacement costs for insurance purposes
- reporting on reasons for variations and extensions of time on government projects
- use of Buildsoft estimating software

**Dept. Public Works (Cont.)**

**Lidcombe College of TAFE Site**

- Preparation of project final account
- assessment and negotiation of Head contract variations
- assessment of builder's prolongation claim and preparation of a prolongation report

**1989 – 1990**

**Girvan (NSW)**

**Metroplaza site (Optus Building), North Sydney**

**Position: Quantity Surveyor**

- Administration of subcontract trade packages
- assessment of subcontract progress claims and variations
- submission and negotiation of Head contract variations
- feasibility analysis of alternative construction methods
- use of "Jobpac" cost control software

**1988 - 1989**

**L.A. Casey Burne and Associates**

**Position: Cadet Quantity Surveyor**

- Preparation of detailed bills of quantities
- cost planning
- estimating
- liaison with consultants
- assessment of variations
- preparation of building work tax depreciation schedules

**1987 - 1988**

**Von Roll Transport Systems (Sydney Monorail Contractor)**

**Position: Estimator**

- Estimating
- feasibility studies
- project cost control reporting

**1984 - 1987**

**Department of Public Works**

**Quantity Surveying Section**

**Position: Quantity Surveyor in Training**

- Preparation of bills of quantities
- estimating
- assessment of variations
- use of "Ripac" billing software

**Power House Museum site**

- Assessment of subcontract progress claims