

1 April 2019



Turner & Townsend

Cost Plan

WILEY

Woodlands Ridge Poultry



Rev	Originator	Approved	Date
6A EXCL CONTINGENCY	Phil Kelly	Max Williams	1 April 2019

Contact

Phil Kelly BSc (Hons), MSc, MRICS
Director Property

Turner & Townsend Pty Ltd
Level 13
140 Creek Street
Brisbane QLD 4000

t: +61 (0)7 3020 4700
e: phil.kelly@turntown.com

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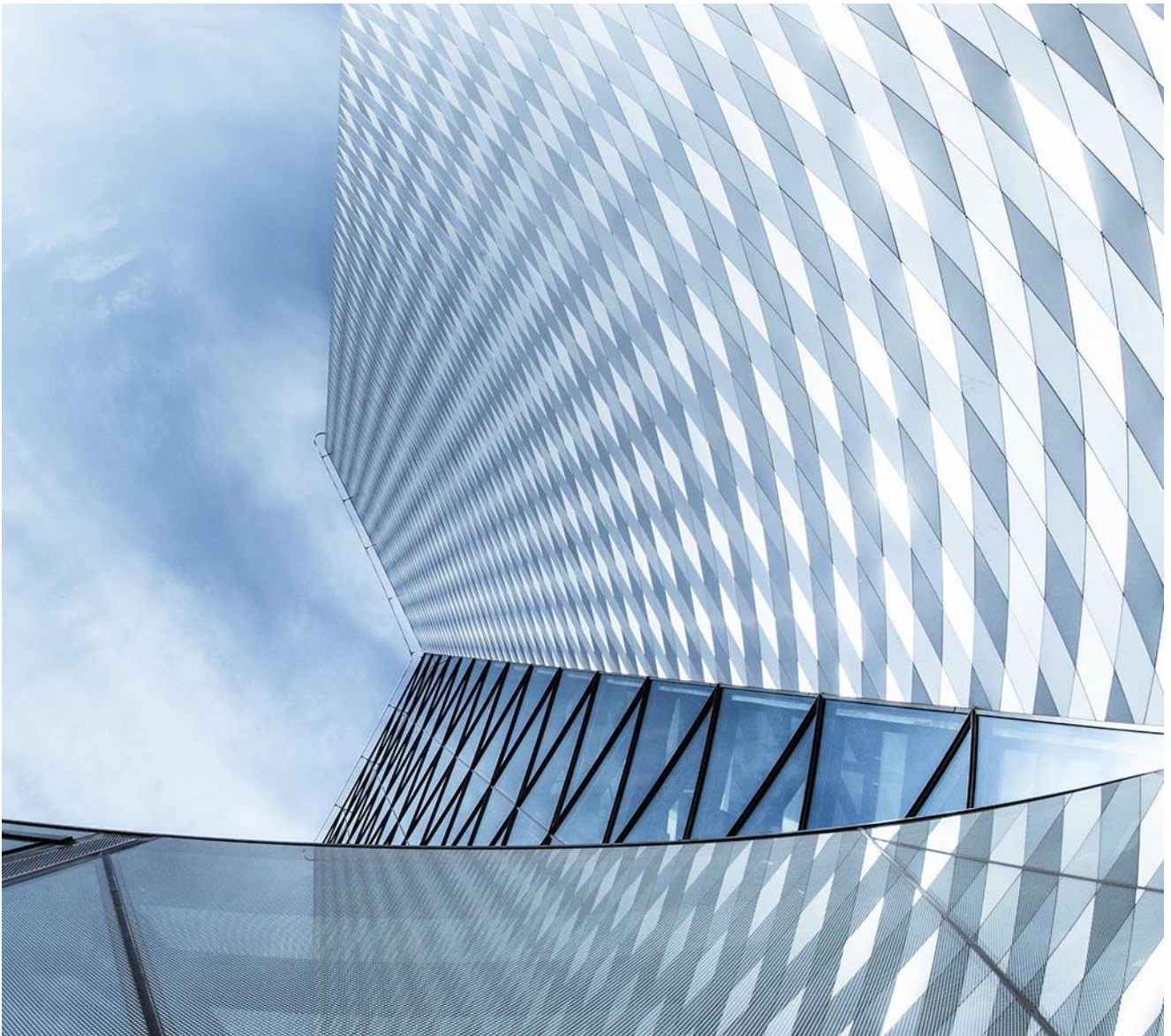
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Executive summary



Executive summary

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Woodlands Ridge Poultry

Summary

Our assessment of the current option equates to the total anticipated construction cost identified below:*

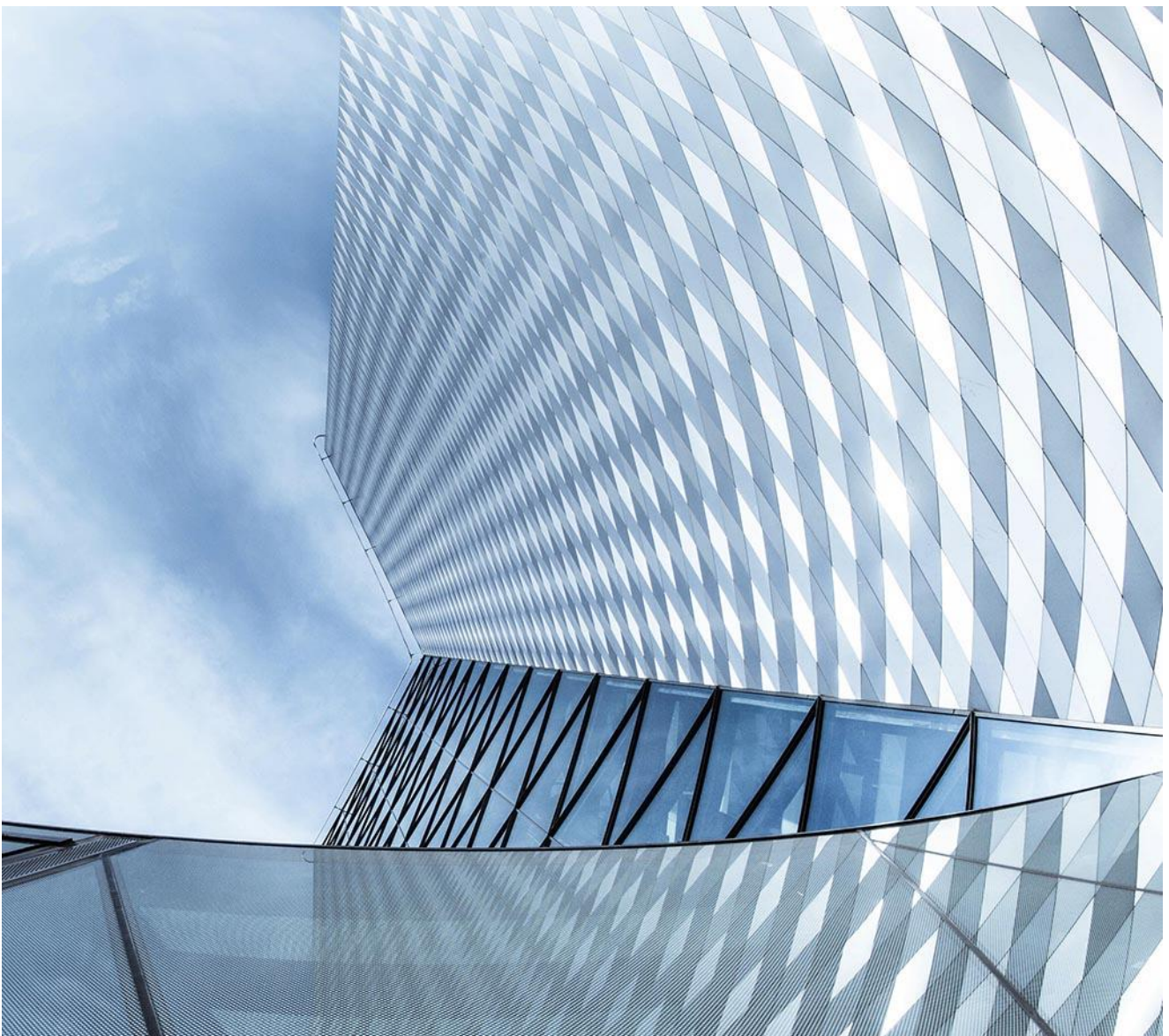
Description	Quantity	UOM	Rate	SubTotal
Stage 1				
Building 1 - Cold Store	5,911	m2	2,821.06	16,675,297
Building 2 - Process Facility	6,046	m2	2,538.68	15,348,841
Building 3 - Corporate Office	1,099	m2	3,114.90	3,423,278
Building 8 - DAF	364	m2	2,170.71	790,571
Elevated carton tunnel	448	m2	2,020.95	905,385
Specialist Equipment	82,538	m2	121.16	10,000,000
Stage 1 External work	69,668	m2	52.40	3,650,675
Stage 1 Total	82,538	m2	615.40	50,794,048
Stage 2				
Building 1 - Cold Store	3,281	m2	2,872.35	9,422,961
Building 2 - Process Facility	4,407	m2	2,812.66	12,396,364
Building 4 - Childcare and community centre	496	m2	3,339.86	1,657,036
Building 5 - Truck Maintenance	1,024	m2	2,259.88	2,314,297
Building 6 - Live bird shed	784	m2	2,259.33	1,770,299
Building 7 - Production process	973	m2	2,948.40	2,869,085
Stage 2 External work	42,801	m2	42.13	1,803,206
Stage 2 Total	82,538	m2	390.53	32,233,248
Total	82,538	m2	1,005.93	83,027,296

***Note – Contingency, wastewater treatment excluded and equipment reduced to \$10m**

Please refer to Appendix A for a detailed cost breakdown. Please also refer to the Basis of Costs and the Assumptions and Exclusions sections of this report in conjunction with the above cost summary.



Basis of Cost Plan



Basis of Cost Plan

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Woodlands Ridge Poultry

Procurement Strategy Status

We have assumed that the works will be procured on a lump sum basis.

Escalation Forecast

Escalation excluded.

Contingency and Risk

Note – Contingency and wastewater treatment excluded

Cost Plan Methodology

This Cost Plan is based upon the based upon design documentation received.

Basis of Cost Plan

WILEY
Woodlands Ridge Poultry

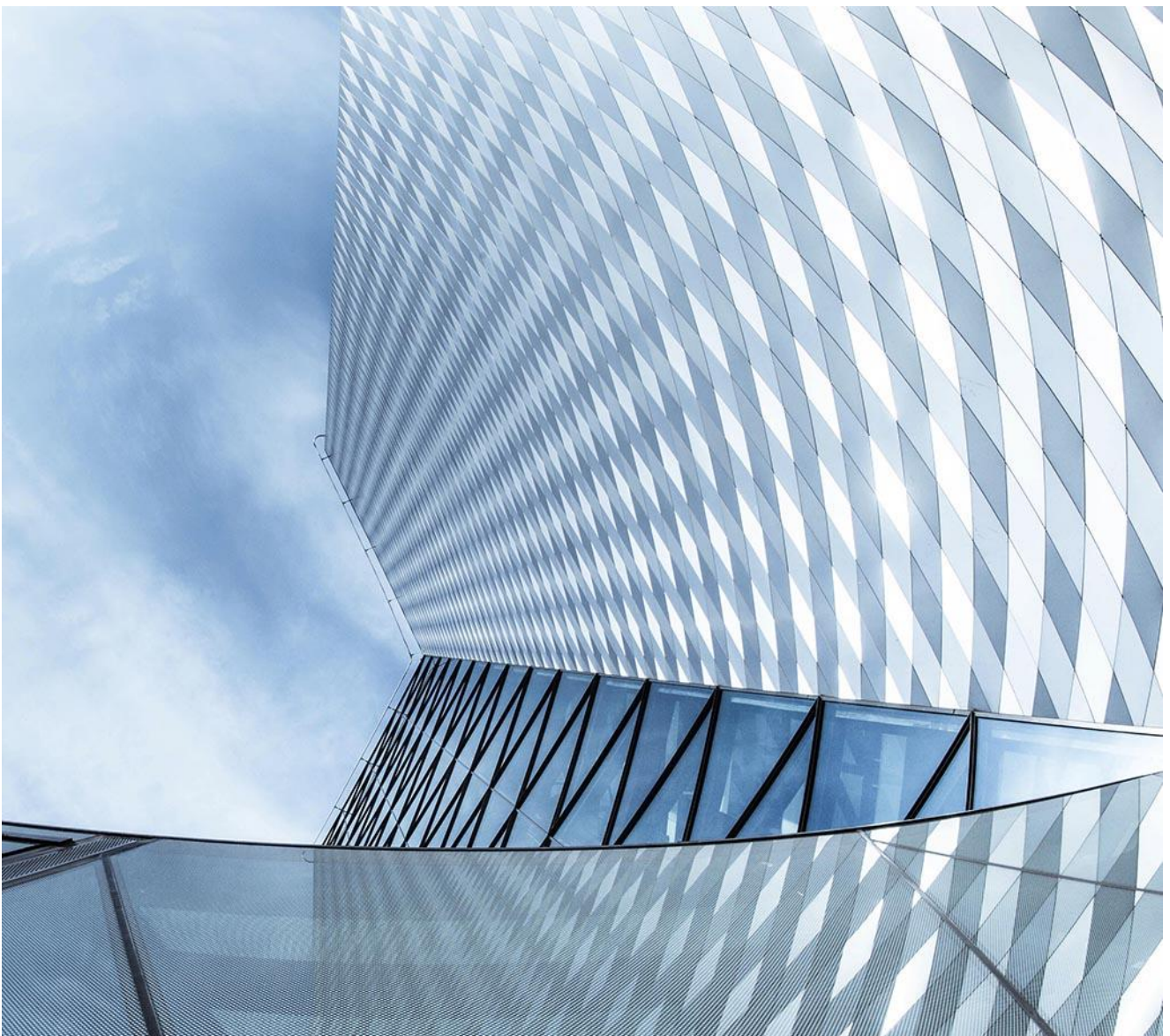
Assumptions and exclusions

General

- Financing costs excluded
- GST excluded
- Escalation excluded
- Groundwork to be assumed based on m2 rates.
- Assumed no asbestos removal or ground contamination
- Assumed standard foundations and no piling required
- Preliminaries based on a percentage at present as no programme received
- Allowance included for connection and services
- Allowance for dewatering and temporary as lump sum
- Allowance for fitments based on m2 at benchmark rates as no detail is received
- For internal floor finish assumed to be concrete seal only, areas assumed to be staff areas assumed as vinyl tiles
- Internal ceiling finishes assumed only required to staff office, amenities area and cool room only as no detail is received. Staff and amenities areas assumed to be suspended plasterboard ceiling.
- Construction, material and finishes for elevated carton tunnel assumed and mainly based on m2 rate as no details received
- Allowance for mechanical, electrical, hydraulic and fire services based on m2 at benchmark rates as no detail is received
- Allowance for IT based on percentage
- Allowance for Locality factor based on percentage from Rawlinsons
- Allowance for specialist equipment as advised by Wiley – **note reduced to \$10m allowance as advised**
- Cost / m2 allowance for fitments
- Allowance for Client cost based on percentage
- Professional fees Based on percentage for each building
- Allowance for IT based on percentage for each building



Design Information Received



Design Information Received

WILEY

Woodlands Ridge Poultry

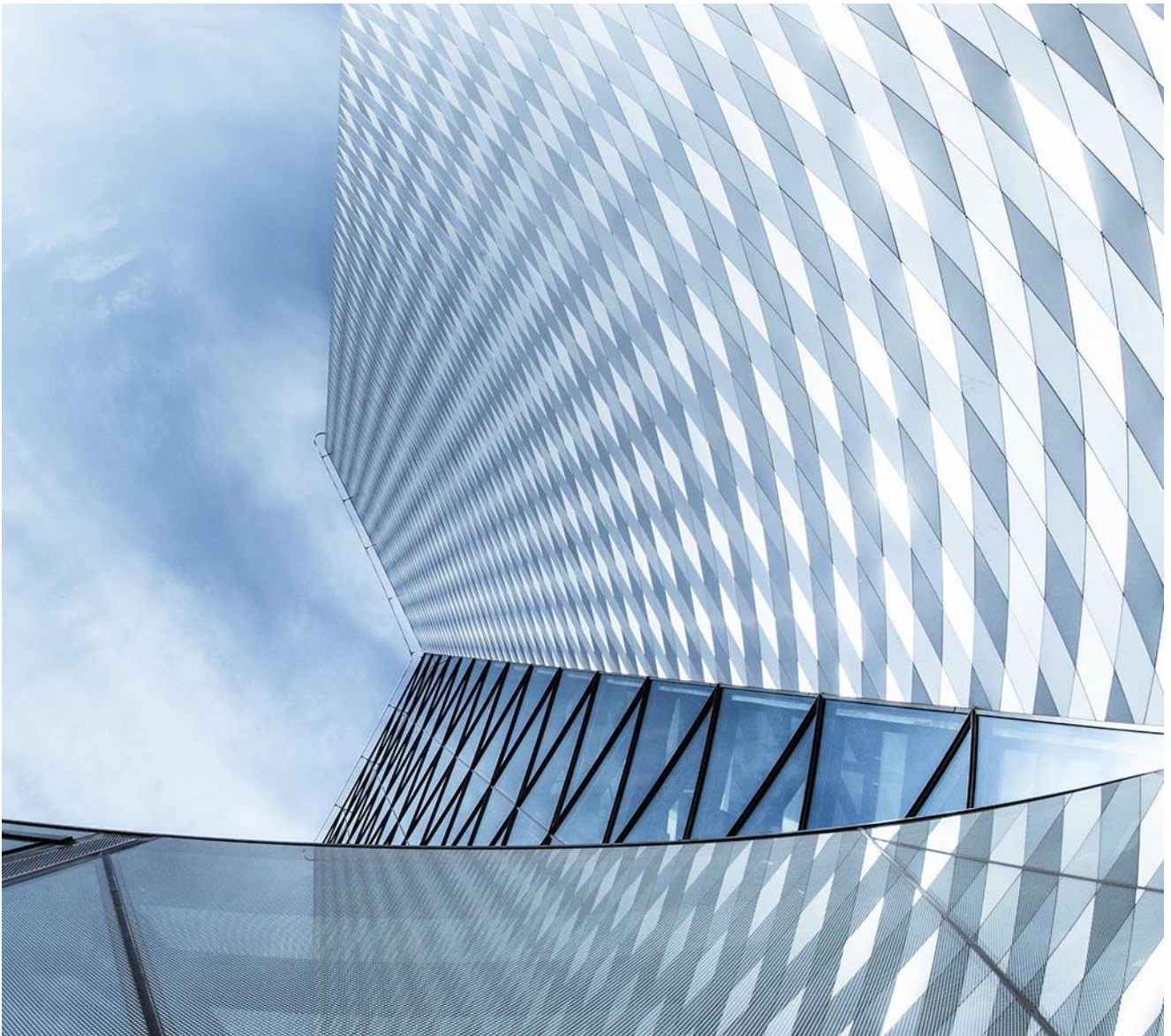
Design Information Received

The information below is what the cost plan is based upon:

Trade	Consultant	Drawing Reference	Drawing description	Rev
ARCH	Wiley	0K000-1	Cover page	-
ARCH	Wiley	0K001-5	Overall site plan Stage 1	-
ARCH	Wiley	0K002-8	Overall site plan Final stage	-
ARCH	Wiley	0K004-2	Site perspective views	-
ARCH	Wiley	0K005-2	Site perspective views	-
ARCH	Wiley	0K006-2	Site perspective views	-
ARCH	Wiley	0K010-1	Factory & Childcare car park plan	-
ARCH	Wiley	0K011-1	Corporate office car park plan	-
ARCH	Wiley	0K012-1	Waste management plan	-
ARCH	Wiley	0X001-1	Existing site plan	-
ARCH	Wiley	1K101-1	Proposed cold store - Floor plan	-
ARCH	Wiley	1K201-2	Proposed cold store Elevation - Stage 1	-
ARCH	Wiley	1K202-2	Proposed cold store Elevations - Final stage	-
ARCH	Wiley	2K101-1	Proposed processing facility - Floor Plan	-
ARCH	Wiley	2K201-2	Proposed processing facility - Stage 1	-
ARCH	Wiley	2K202-2	Proposed processing facility - Final Stage	-
ARCH	Wiley	3K101-1	Proposed corporate office - Floor plan	-
ARCH	Wiley	3K201-2	Proposed corporate office - Elevations	-
ARCH	Wiley	4K201-2	Childcare and community centre elevations	-
ARCH	Wiley	5K201-1	Truck maintenance facility elevations	-
ARCH	Wiley	6K201-2	Live Bird shed elevations	-
ARCH	Wiley	7K201-2	By Products processing elevations	-



Appendices



Appendix 1 - Cost Plan Detail

WILEY
Woodlands Ridge Poultry

Trade Summary

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	<u>Woodlands Ridge Poultry</u>						
	Stage 1						
	Building 1 - Cold Store	5,911	m2	2,821.06	16,675,297		16,675,297
	Building 2 - Process Facility	6,046	m2	2,538.68	15,348,841		15,348,841
	Building 3 - Corporate Office	1,099	m2	3,114.90	3,423,278		3,423,278
	Building 8 - DAF	364	m2	2,170.71	790,571		790,571
	Elevated carton tunnel	448	m2	2,020.95	905,385		905,385
	Specialist Equipment	82,538	m2	121.16	10,000,000		10,000,000
	Stage 1 External work	69,668	m2	52.40	3,650,675		3,650,675
	Stage 1 Total	82,538	m2	615.40	50,794,048		50,794,048
	Stage 2						
	Building 1 - Cold Store	3,281	m2	2,872.35	9,422,961		9,422,961
	Building 2 - Process Facility	4,407	m2	2,812.66	12,396,364		12,396,364
	Building 4 - Childcare and community centre	496	m2	3,339.86	1,657,036		1,657,036
	Building 5 - Truck Maintenance	1,024	m2	2,259.88	2,314,297		2,314,297
	Building 6 - Live bird shed	784	m2	2,259.33	1,770,299		1,770,299
	Building 7 - Production process	973	m2	2,948.40	2,869,085		2,869,085
	Stage 2 External work	42,801	m2	42.13	1,803,206		1,803,206
	Stage 2 Total	82,538	m2	390.53	32,233,248		32,233,248
	Total	82,538	m2	1,005.93	83,027,296		83,027,296

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 1 - Cold Store

	<u>Building 1 - Cold Store</u>						
	Substructure	5,911	m2	403.33	2,384,060		2,384,060
	Columns	5,911	m2	100.00	591,100		591,100
	Upper Floors	5,911	m2	0.00	0		0
	Staircases	5,911	m2	0.00	0		0
	Roof	5,911	m2	279.26	1,650,694		1,650,694
	External Walls	5,911	m2	174.94	1,034,097		1,034,097
	Windows	5,911	m2	4.11	24,300		24,300
	External Doors	5,911	m2	13.08	77,300		77,300
	Internal Walls	5,911	m2	41.48	245,210		245,210
	Internal Screens	5,911	m2	0.00	0		0
	Internal Doors	5,911	m2	7.38	43,600		43,600
	Wall Finishes	5,911	m2	18.21	107,610		107,610
	Floor Finishes	5,911	m2	151.87	897,715		897,715
	Ceiling Finishes	5,911	m2	105.84	625,614		625,614
	Fitments	5,911	m2	60.29	356,376		356,376
	Sanitary Fixtures, Plumbing & Gas	5,911	m2	87.55	517,524		517,524
	Mechanical	5,911	m2	315.00	1,861,965		1,861,965
	Electrical Light, Power, Communications & Security	5,911	m2	191.10	1,129,592		1,129,592
	Fire	5,911	m2	84.00	496,524		496,524
	Transportation Systems	5,911	m2	0.00	0		0
	Wastewater Treatment	5,911	m2	0.00	0		0
	Subtotal Building	5,911	m2	2,037.44	12,043,282		12,043,282
	Preliminaries	11.0	%		1,324,761		1,324,761
	Margin	5.0	%		668,402		668,402
	Locality Factor	8.0	%		1,122,916		1,122,916
	Subtotal Building	5,911	m2	2,564.60	15,159,361		15,159,361
	Design Fee	10.0	%		1,515,936		1,515,936
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	5,911	m2	2,821.06	16,675,297		16,675,297

Building 1 - Cold Store

16,675,297

16,675,297

Building 2 - Process Facility

	<u>Building 2 - Process Facility</u>						
	Substructure	6,046	m2	404.75	2,447,060		2,447,060

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 2 - Process Facility

(Continued)

	Columns	6,046	m2	100.00	604,588		604,588
	Upper Floors	6,046	m2	0.00	0		0
	Staircases	6,046	m2	3.31	20,000		20,000
	Roof	6,046	m2	274.60	1,660,208		1,660,208
	External Walls	6,046	m2	79.91	483,118		483,118
	Windows	6,046	m2	5.06	30,600		30,600
	External Doors	6,046	m2	17.27	104,425		104,425
	Internal Walls	6,046	m2	111.42	673,660		673,660
	Internal Screens	6,046	m2	0.00	0		0
	Internal Doors	6,046	m2	2.98	18,000		18,000
	Wall Finishes	6,046	m2	23.61	142,755		142,755
	Floor Finishes	6,046	m2	71.52	432,420		432,420
	Ceiling Finishes	6,046	m2	48.44	292,890		292,890
	Fitments	6,046	m2	55.07	332,960		332,960
	Sanitary Fixtures, Plumbing & Gas	6,046	m2	45.47	274,927		274,927
	Mechanical	6,046	m2	315.00	1,904,452		1,904,452
	Electrical Light, Power, Communications & Security	6,046	m2	191.10	1,155,368		1,155,368
	Fire	6,046	m2	84.00	507,854		507,854
	Transportation Systems	6,046	m2	0.00	0		0
	Wastewater Treatment	6,046	m2	0.00	0		0
	Subtotal Building	6,046	m2	1,833.53	11,085,285		11,085,285
	Preliminaries	11.0	%		1,219,381		1,219,381
	Margin	5.0	%		615,233		615,233
	Locality Factor	8.0	%		1,033,592		1,033,592
	Subtotal Building	6,046	m2	2,307.93	13,953,492		13,953,492
	Design Fee	10.0	%		1,395,349		1,395,349
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	6,046	m2	2,538.73	15,348,841		15,348,841

Building 2 - Process Facility

15,348,841

15,348,841

Building 3 - Corporate Office

	Building 3 - Corporate Office						
	Substructure	1,099	m2	197.68	217,250		217,250
	Columns	1,099	m2	92.17	101,300		101,300
	Upper Floors	1,099	m2	117.91	129,587		129,587

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 3 - Corporate Office

(Continued)

	Staircases	1,099	m2	45.50	50,000		50,000
	Roof	1,099	m2	176.78	194,278		194,278
	External Walls	1,099	m2	154.43	169,723		169,723
	Windows	1,099	m2	317.21	348,611		348,611
	External Doors	1,099	m2	19.74	21,695		21,695
	Internal Walls	1,099	m2	75.28	82,735		82,735
	Internal Screens	1,099	m2	0.00	0		0
	Internal Doors	1,099	m2	20.75	22,800		22,800
	Wall Finishes	1,099	m2	15.89	17,460		17,460
	Floor Finishes	1,099	m2	73.74	81,040		81,040
	Ceiling Finishes	1,099	m2	110.00	120,890		120,890
	Fitments	1,099	m2	250.00	274,750		274,750
	Sanitary Fixtures, Plumbing & Gas	1,099	m2	44.45	48,846		48,846
	Mechanical	1,099	m2	193.57	212,730		212,730
	Electrical Light, Power, Communications & Security	1,099	m2	176.15	193,584		193,584
	Fire	1,099	m2	77.43	85,092		85,092
	Transportation Systems	1,099	m2	90.99	100,000		100,000
	Wastewater Treatment	1,099	m2	0.00	0		0
	Subtotal Building	1,099	m2	2,249.65	2,472,370		2,472,370
	Preliminaries	11.0	%		271,961		271,961
	Margin	5.0	%		137,217		137,217
	Locality Factor	8.0	%		230,524		230,524
	Subtotal Building	1,099	m2	2,831.73	3,112,071		3,112,071
	Design Fee	10.0	%		311,207		311,207
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	1,099	m2	3,114.90	3,423,278		3,423,278

Building 3 - Corporate Office

3,423,278

3,423,278

Building 8 - DAF

	Building 8 - DAF						
	Substructure	364	m2	395.00	143,859		143,859
	Columns	364	m2	100.00	36,420		36,420
	Upper Floors	364	m2	0.00	0		0
	Staircases	364	m2	0.00	0		0
	Roof	364	m2	263.73	96,050		96,050

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 8 - DAF

(Continued)

	External Walls	364	m2	166.56	60,660		60,660
	Windows	364	m2	5.49	2,000		2,000
	External Doors	364	m2	59.86	21,800		21,800
	Internal Walls	364	m2	0.00	0		0
	Internal Screens	364	m2	0.00	0		0
	Internal Doors	364	m2	0.00	0		0
	Wall Finishes	364	m2	0.00	0		0
	Floor Finishes	364	m2	20.00	7,284		7,284
	Ceiling Finishes	364	m2	0.00	0		0
	Fitments	364	m2	30.00	10,926		10,926
	Sanitary Fixtures, Plumbing & Gas	364	m2	42.00	15,296		15,296
	Mechanical	364	m2	210.00	76,482		76,482
	Electrical Light, Power, Communications & Security	364	m2	191.10	69,599		69,599
	Fire	364	m2	84.00	30,593		30,593
	Transportation Systems	364	m2	0.00	0		0
	Wastewater Treatment	364	m2	0.00	0		0
	Subtotal Building	364	m2	1,567.73	570,969		570,969
	Preliminaries	11.0	%		62,807		62,807
	Margin	5.0	%		31,689		31,689
	Locality Factor	8.0	%		53,237		53,237
	Subtotal Building	364	m2	1,973.37	718,701		718,701
	Design Fee	10.0	%		71,870		71,870
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	364	m2	2,170.71	790,571		790,571

Building 8 - DAF

790,571

790,571

Elevated carton tunnel

	<u>Elevated Carton Tunnel (note assumed specialist conveyor excluded)</u>						
	Allowance for Foundations	448	m2	150.00	67,200		67,200
	Allowance for structural steel	448	m2	200.00	89,600		89,600
	Allowance for suspended coolroom slab	448	m2	400.00	179,200		179,200
	Allowance for structural roof framing with assuming 'Trimdeck' roof sheeting	448	m2	250.00	112,000		112,000
	Allowance for wall system; assuming coolroom panels; including finishes	501	m2	250.00	125,250		125,250
	Allowance for coolroom panel ceiling	448	m2	180.00	80,640		80,640

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Elevated carton tunnel

(Continued)

	Subtotal Building	448	m2	1,459.58	653,890		653,890
	Preliminaries	11.0	%		71,928		71,928
	Margin	5.0	%		36,291		36,291
	Locality Factor	8.0	%		60,969		60,969
	Subtotal Building	448	m2	1,837.23	823,077		823,077
	Design Fee	10.0	%		82,308		82,308
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	448	m2	2,020.95	905,385		905,385

Elevated carton tunnel

905,385

905,385

Specialist Equipment

	Specialist Equipment						
	Allowance for Specialist equipment (Advised by Wiley on 14/2/19)	1	item	10,000,000	10,000,000		10,000,000
	Allowance for WWTP Equipment (As advised on email sent 14/2/19 by Ray Schnitzerling from Wiley)				Excl		0

Specialist Equipment

10,000,000

10,000,000

Stage 1 External work

	Stage 1 External work						
	Allowance for road; including stripping, sub-base, asphalt, topping and lighting	5,754	m2	100.00	575,365		575,365
	Allowance for carpark; including stripping, sub-base, asphalt and topping	7,855	m2	100.00	785,533		785,533
	Allowance for drainage to carpark	2,857	m	20.00	57,140		57,140
	Allowance for carpark island	474	m2	80.00	37,928		37,928
	Allowance for plants to carpark islands	474	m2	20.00	9,482		9,482
	Allowance for footpath	355	m2	100.00	35,512		35,512
	Allowance for ramp on road in connection to building 01 - cold store	70	m2	450.00	31,631		31,631
	Allowance for security fence	236	m	450.00	106,286		106,286
	Allowance for Balance tank 1MK	1	no	50,000.00	50,000		50,000
	Allowance for condenser platform; assume concrete	98	m2	350.00	34,363		34,363
	Allowance for MBBR 1ML	1	no	50,000.00	50,000		50,000
	Allowance for future MBBR 1ML	180	m2		Excl		0
	Allowance for rainwater tanks	6	no	10,000.00	60,000		60,000
	Allowance for sprinkler tanks	2	no	20,000.00	40,000		40,000
	Allowance for stormwater detention	1,093	m2	50.00	54,632		54,632

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Stage 1 External work

(Continued)

	Allowance for fence to around proposed site	1,197	m	450.00	538,731		538,731
	Allowance for signage	1	item	20,000.00	20,000		20,000
	Allowance for dewatering and temporary works	1	item	50,000.00	50,000		50,000
	Allowance for service connections	1	item	100,000.00	100,000		100,000
	Subtotal Building	69,668	m2	37.85	2,636,602		2,636,602
	Preliminaries	11.0	%		290,026		290,026
	Margin	5.0	%		146,331		146,331
	Locality Factor	8.0	%		245,837		245,837
	Subtotal Building	69,668	m2	47.64	3,318,796		3,318,796
	Design Fee	10.0	%		331,880		331,880
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	69,668	m2	52.40	3,650,675		3,650,675

Stage 1 External work

3,650,675

3,650,675

Building 1 - Cold Store

	<u>Building 1 - Cold Store</u>						
	Demolition	3,281	m2	0.91	3,000		3,000
	Substructure	3,281	m2	380.00	1,246,617		1,246,617
	Columns	3,281	m2	100.01	328,100		328,100
	Upper Floors	3,281	m2	0.00	0		0
	Staircases	3,281	m2	0.00	0		0
	Roof	3,281	m2	264.12	866,469		866,469
	External Walls	3,281	m2	168.24	551,929		551,929
	Windows	3,281	m2	5.85	19,197		19,197
	External Doors	3,281	m2	6.40	21,000		21,000
	Internal Walls	3,281	m2	64.76	212,460		212,460
	Internal Screens	3,281	m2	0.00	0		0
	Internal Doors	3,281	m2	13.56	44,500		44,500
	Wall Finishes	3,281	m2	22.19	72,810		72,810
	Floor Finishes	3,281	m2	229.02	751,311		751,311
	Ceiling Finishes	3,281	m2	170.28	558,610		558,610
	Fitments	3,281	m2	48.09	157,760		157,760
	Sanitary Fixtures, Plumbing & Gas	3,281	m2	48.40	158,784		158,784
	Mechanical	3,281	m2	277.53	910,448		910,448
	Electrical Light, Power, Communications & Security	3,281	m2	191.10	626,917		626,917

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 1 - Cold Store

(Continued)

	Fire	3,281	m2	84.00	275,568		275,568
	Transportation Systems	3,281	m2	0.00	0		0
	Wastewater Treatment	3,281	m2	0.00	0		0
	Subtotal Building	3,281	m2	2,074.48	6,805,478		6,805,478
	Preliminaries	11.0	%		748,603		748,603
	Margin	5.0	%		377,704		377,704
	Locality Factor	8.0	%		634,543		634,543
	Subtotal Building	3,281	m2	2,611.23	8,566,328		8,566,328
	Design Fee	10.0	%		856,633		856,633
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	3,281	m2	2,872.35	9,422,961		9,422,961

Building 1 - Cold Store

9,422,961

9,422,961

Building 2 - Process Facility

	Building 2 - Process Facility						
	Demolition	4,408	m2	22.18	97,763		97,763
	Substructure	4,408	m2	383.28	1,689,500		1,689,500
	Columns	4,408	m2	100.00	440,800		440,800
	Upper Floors	4,408	m2	0.00	0		0
	Staircases	4,408	m2	4.54	20,000		20,000
	Roof	4,408	m2	256.45	1,130,450		1,130,450
	External Walls	4,408	m2	95.91	422,789		422,789
	Windows	4,408	m2	2.77	12,213		12,213
	External Doors	4,408	m2	2.27	10,000		10,000
	Internal Walls	4,408	m2	176.72	779,000		779,000
	Internal Screens	4,408	m2	0.00	0		0
	Internal Doors	4,408	m2	3.54	15,600		15,600
	Wall Finishes	4,408	m2	17.89	78,855		78,855
	Floor Finishes	4,408	m2	138.51	610,569		610,569
	Ceiling Finishes	4,408	m2	99.64	439,234		439,234
	Fitments	4,408	m2	48.59	214,178		214,178
	Sanitary Fixtures, Plumbing & Gas	4,408	m2	88.75	391,217		391,217
	Mechanical	4,408	m2	314.95	1,388,312		1,388,312
	Electrical Light, Power, Communications & Security	4,408	m2	191.07	842,243		842,243
	Fire	4,408	m2	83.99	370,217		370,217

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 2 - Process Facility

(Continued)

	Transportation Systems	4,408	m2	0.00	0		0
	Wastewater Treatment	4,408	m2	0.00	0		0
	Subtotal Building	4,408	m2	2,031.07	8,952,939		8,952,939
	Preliminaries	11.0	%		984,823		984,823
	Margin	5.0	%		496,888		496,888
	Locality Factor	8.0	%		834,772		834,772
	Subtotal Building	4,408	m2	2,556.58	11,269,422		11,269,422
	Design Fee	10.0	%		1,126,942		1,126,942
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	4,408	m2	2,812.24	12,396,364		12,396,364

Building 2 - Process Facility

12,396,364

12,396,364

Building 4 - Childcare and community centre

	Building 4 - Childcare and community centre						
	Substructure	496	m2	395.00	195,975		195,975
	Columns	496	m2	100.00	49,614		49,614
	Upper Floors	496	m2	0.00	0		0
	Staircases	496	m2	0.00	0		0
	Roof	496	m2	305.08	151,362		151,362
	External Walls	496	m2	482.98	239,625		239,625
	Windows	496	m2	99.28	49,257		49,257
	External Doors	496	m2	32.45	16,100		16,100
	Internal Walls	496	m2	60.84	30,183		30,183
	Internal Screens	496	m2	0.00	0		0
	Internal Doors	496	m2	4.84	2,400		2,400
	Wall Finishes	496	m2	22.04	10,935		10,935
	Floor Finishes	496	m2	80.00	39,691		39,691
	Ceiling Finishes	496	m2	110.19	54,670		54,670
	Fitments	496	m2	150.00	74,421		74,421
	Sanitary Fixtures, Plumbing & Gas	496	m2	84.33	41,838		41,838
	Mechanical	496	m2	210.00	104,189		104,189
	Electrical Light, Power, Communications & Security	496	m2	191.10	94,812		94,812
	Fire	496	m2	84.00	41,676		41,676
	Transportation Systems	496	m2	0.00	0		0
	Wastewater Treatment	496	m2	0.00	0		0

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 4 - Childcare and community centre

(Continued)

	Subtotal Building	496	m2	2,412.12	1,196,749		1,196,749
	Preliminaries	11.0	%		131,642		131,642
	Margin	5.0	%		66,420		66,420
	Locality Factor	8.0	%		111,585		111,585
	Subtotal Building	496	m2	3,036.23	1,506,396		1,506,396
	Design Fee	10.0	%		150,640		150,640
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	496	m2	3,339.86	1,657,036		1,657,036

Building 4 - Childcare and community centre

1,657,036

1,657,036

Building 5 - Truck Maintenance

	<u>Building 5 - Truck Maintenance</u>						
	Substructure	1,024	m2	395.00	404,512		404,512
	Columns	1,024	m2	100.00	102,408		102,408
	Upper Floors	1,024	m2	0.00	0		0
	Staircases	1,024	m2	0.00	0		0
	Roof	1,024	m2	297.74	304,913		304,913
	External Walls	1,024	m2	139.59	142,949		142,949
	Windows	1,024	m2	10.70	10,953		10,953
	External Doors	1,024	m2	62.10	63,600		63,600
	Internal Walls	1,024	m2	0.00	0		0
	Internal Screens	1,024	m2	0.00	0		0
	Internal Doors	1,024	m2	0.00	0		0
	Wall Finishes	1,024	m2	0.00	0		0
	Floor Finishes	1,024	m2	20.00	20,482		20,482
	Ceiling Finishes	1,024	m2	0.00	0		0
	Fitments	1,024	m2	30.00	30,722		30,722
	Sanitary Fixtures, Plumbing & Gas	1,024	m2	104.51	107,023		107,023
	Mechanical	1,024	m2	210.00	215,057		215,057
	Electrical Light, Power, Communications & Security	1,024	m2	178.50	182,798		182,798
	Fire	1,024	m2	84.00	86,023		86,023
	Transportation Systems	1,024	m2	0.00	0		0
	Wastewater Treatment	1,024	m2	0.00	0		0
	Subtotal Building	1,024	m2	1,632.14	1,671,439		1,671,439
	Preliminaries	11.0	%		183,858		183,858

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 5 - Truck Maintenance

(Continued)

	Margin	5.0	%		92,765		92,765
	Locality Factor	8.0	%		155,845		155,845
	Subtotal Building	1,024	m2	2,054.44	2,103,907		2,103,907
	Design Fee	10.0	%		210,391		210,391
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	1,024	m2	2,259.88	2,314,297		2,314,297

Building 5 - Truck Maintenance

2,314,297

2,314,297

Building 6 - Live bird shed

	<u>Building 6 - Live bird shed</u>						
	Substructure	784	m2	395.00	309,502		309,502
	Columns	784	m2	200.00	156,710		156,710
	Upper Floors	784	m2	0.00	0		0
	Staircases	784	m2	0.00	0		0
	Roof	784	m2	290.84	227,888		227,888
	External Walls	784	m2	100.00	78,355		78,355
	Windows	784	m2	0.00	0		0
	External Doors	784	m2	0.00	0		0
	Internal Walls	784	m2	0.00	0		0
	Internal Screens	784	m2	0.00	0		0
	Internal Doors	784	m2	0.00	0		0
	Wall Finishes	784	m2	0.00	0		0
	Floor Finishes	784	m2	20.00	15,671		15,671
	Ceiling Finishes	784	m2	0.00	0		0
	Fitments	784	m2	30.00	23,507		23,507
	Sanitary Fixtures, Plumbing & Gas	784	m2	110.80	86,818		86,818
	Mechanical	784	m2	210.00	164,546		164,546
	Electrical Light, Power, Communications & Security	784	m2	191.10	149,736		149,736
	Fire	784	m2	84.00	65,818		65,818
	Transportation Systems	784	m2	0.00	0		0
	Wastewater Treatment	784	m2	0.00	0		0
	Subtotal Building	784	m2	1,631.74	1,278,551		1,278,551
	Preliminaries	11.0	%		140,641		140,641
	Margin	5.0	%		70,960		70,960
	Locality Factor	8.0	%		119,212		119,212

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 6 - Live bird shed

(Continued)

	Subtotal Building	784	m2	2,053.94	1,609,363		1,609,363
	Design Fee	10.0	%		160,936		160,936
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	784	m2	2,259.33	1,770,299		1,770,299

Building 6 - Live bird shed

1,770,299

1,770,299

Building 7 - Production process

	<u>Building 7 - Production process</u>						
	Substructure	973	m2	395.00	384,375		384,375
	Columns	973	m2	100.00	97,310		97,310
	Upper Floors	973	m2	0.00	0		0
	Staircases	973	m2	0.00	0		0
	Roof	973	m2	298.28	290,254		290,254
	External Walls	973	m2	579.06	563,479		563,479
	Windows	973	m2	12.93	12,582		12,582
	External Doors	973	m2	48.50	47,200		47,200
	Internal Walls	973	m2	9.50	9,240		9,240
	Internal Screens	973	m2	0.00	0		0
	Internal Doors	973	m2	3.08	3,000		3,000
	Wall Finishes	973	m2	22.49	21,885		21,885
	Floor Finishes	973	m2	27.03	26,299		26,299
	Ceiling Finishes	973	m2	12.86	12,511		12,511
	Fitments	973	m2	30.00	29,193		29,193
	Sanitary Fixtures, Plumbing & Gas	973	m2	105.58	102,740		102,740
	Mechanical	973	m2	210.00	204,351		204,351
	Electrical Light, Power, Communications & Security	973	m2	191.10	185,959		185,959
	Fire	973	m2	84.00	81,740		81,740
	Transportation Systems	973	m2	0.00	0		0
	Wastewater Treatment	973	m2	0.00	0		0
	Subtotal Building	973	m2	2,129.40	2,072,119		2,072,119
	Preliminaries	11.0	%		227,933		227,933
	Margin	5.0	%		115,003		115,003
	Locality Factor	8.0	%		193,204		193,204
	Subtotal Building	973	m2	2,680.36	2,608,259		2,608,259
	Design Fee	10.0	%		260,826		260,826

Trade Detail

Project: Woodland Ridge Poultry
Building: Woodlands Ridge Poultry

Details: Woodlands Ridge Poultry - Rev 6

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
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Building 7 - Production process

(Continued)

	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	973	m2	2,948.40	2,869,085		2,869,085

Building 7 - Production process

2,869,085

2,869,085

Stage 2 External work

	<u>Stage 2 External works</u>						
	Allowance for road; including stripping, sub-base, asphalt and topping	5,612	m2	100.00	561,232		561,232
	Allowance for carpark; including stripping, sub-base, asphalt and topping	3,939	m2	100.00	393,900		393,900
	Allowance for manhole, piping and kerb in connection to road and carpark	810	m	20.00	16,200		16,200
	Allowance for carpark island	367	m2	80.00	29,366		29,366
	Allowance for plants to carpark island	367	m2	20.00	7,341		7,341
	Allowance for footpath	139	m2	100.00	13,928		13,928
	Allowance for external shed to coverd way	80	m2	150.00	12,063		12,063
	Allowance for landscaping to site	1	item	100,000.00	100,000		100,000
	Allowance for water storage tank 800k; including concrete slab, hydraulic and electrical services, overflows, pumps and fittings	1	no	50,000.00	50,000		50,000
	Allowance for exterior fence to childcare facility	109	m	350.00	38,287		38,287
	Allowance for signage	1	item	10,000.00	10,000		10,000
	Allowance for dewatering & temporary works	1	item	20,000.00	20,000		20,000
	Allowance for service connection costs	1	item	50,000.00	50,000		50,000
	Subtotal Building	42,621	m2	30.56	1,302,317		1,302,317
	Preliminaries	11.0	%		143,255		143,255
	Margin	5.0	%		72,279		72,279
	Locality Factor	8.0	%		121,428		121,428
	Subtotal Building	42,621	m2	38.46	1,639,278		1,639,278
	Design Fee	10.0	%		163,928		163,928
	IT	0.0	%	EXCL	0		0
	Client Cost	0.0	%	EXCL	0		0
	Design Contingency	0.0	%	EXCL	0		0
	Construction contingency	0.0	%	EXCL	0		0
	Escalation	0.0	%	EXCL	0		0
	Subtotal Building	42,621	m2	42.31	1,803,206		1,803,206

Stage 2 External work

1,803,206

1,803,206