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Our Ref: PR135468letter
Date: 27 February 2017

Attn: JOHN NIKOLOVSKI
NORDS WHARF DEVELOPMENT COMPANY PTY LTD
C/- 256 DARBY STREET
COOKS HILL NSW 2300

Via: Email

Dear Sir,

**RE: PROPOSED INTERSECTIONS UPGRADE
NORDS WHARF ROAD AND AWABAKAL DRIVE INTERSECTIONS WITH THE
PACIFIC HIGHWAY**

As requested and in accordance with your supplied documentation please find attached our Budget Estimate for the above proposed works totalling **\$612,487 including Contingency and GST**.

Please note:

- The **GST and Contingency exclusive** component of last of **\$506,187** compares with your supplied KCE Pty Ltd's (KCE's) budget estimate for same of **\$513,700 excluding GST** with the difference between the two amounting to **\$7,513 excluding GST**, or, **1.46%**
- we advise that we consider the above discrepancy to be within the acceptable industry norm
- therefore we confirm we believe KCE's **GST exclusive** supplied budget estimate to be realistic to complete the included components of the project; and
- finally, we refer you to the *Schedule of Exclusions*.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer.

Yours sincerely
RPS



Justin O'Brien
Senior Quantity Surveyor
BConMgt (Build) (Hons), AAIQS.

Proposed Intersections Upgrade

Job Name : PR135468CEST

Client's Name: Nords Wharf Development Co.

Job Description

Proposed Intersections Upgrade - Awabakal Drive & Nords Wharf Road Pacific Highway Intersections

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Sediment & Erosion Control	0.82		5,000
2	Clearing & Demolition	4.82		29,522
3	Earthworks	1.02		6,238
4	Pavement Works	8.27		50,660
5	Stormwater Drainage			
6	Subsoil Drainage	2.21		13,560
7	Concrete Works	6.34		38,854
8	Revegetation	0.24		1,500
9	Metalwork & Signage	4.74		29,040
10	Linemarking	2.45		15,000
11	Traffic Signals	32.65		200,000
12	Preliminaries & Margin	19.07		116,813
13	GST & Contingency exclusive subtotal			<u>506,187</u>
14	Contingency (10%)	8.26		50,619
15	GST exclusive subtotal			<u>556,806</u>
16	GST (10%)	9.09		55,681
17	GST inclusive total			<u>612,487</u>
18	SCHEDULE OF EXCLUSIONS			
		100.00		612,487

Final Total : \$ 612,487

Trade break-up

Job Name : PR135468CEST

Job Description

Client's Name: Nords Wharf Development Co.

Proposed Intersections Upgrade - Awabakal Drive & Nords Wharf Road Pacific Highway Intersections

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 1 <u>Sediment & Erosion Control</u>					
1	Allowance for sediment & erosion control		Item		5,000.00
<u>Sediment & Erosion Control</u> Total :					5,000.00
Trade : 2 <u>Clearing & Demolition</u>					
	<u>Demolition & Clearing</u>				
	<u>Nords Wharf Road Intersection</u>				
1	Sawcut existing road pavement to allow for road widening & median installation	286.00	m	50.00	14,300.00
2	Demolition & removal of pavements & base courses following last	437.00	m2	12.50	5,462.50
3	Allowance for the removal & relocation or disposal of existing signage		Item		1,000.00
4	Remove & relocate existing street light	1.00	No.	5,000.00	5,000.00
5	Ditto existing portion of wire rope safety barrier where new median being installed ready for reinstallation once median completed	58.00	m	10.00	580.00
6	Site clearance to areas adjoining existing roads affected by road widening etc (NB: Area included in road demolition areas)		Item		INCL
	<u>Awabakal Drive Intersection</u>				
7	Allowance for the removal of existing pavement markings	935.00	m2	3.40	3,179.00
<u>Clearing & Demolition</u> Total :					29,521.50
Trade : 3 <u>Earthworks</u>					
	<u>Topsoil</u>				
1	Strip topsoil from roads & batters to stockpile on site	225.00	m2	3.20	720.00
2	Replace the above to disturbed areas upon completion	225.00	m2	2.30	517.50
	<u>Excavation</u>				
3	Cut to fill etc allowance (NB: No details currently available)		Item		5,000.00
<u>Earthworks</u> Total :					6,237.50
Trade : 4 <u>Pavement Works</u>					
	<u>Nords Wharf Road Intersection</u>				

Trade break-up

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Proposed Intersections Upgrade - Awabakal Drive & Nords Wharf Road Pacific Highway Intersections

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 4 Pavement Works (Continued)					
1	Allow for smooth connection with existing pavements including no fines concrete at junctions	85.00	m	110.00	9,350.00
2	Trim & compact pavement subgrade	237.00	m2	3.30	782.10
3	Say, 200mm thick sub base	237.00	m2	26.00	6,162.00
4	Say, 300mm thick base course	237.00	m2	65.00	15,405.00
5	100mm thick AC wearing course including primer seal	237.00	m2	80.00	18,960.00
Pavement Works Total :					50,659.10
Trade : 5 Stormwater Drainage					
1	Appears no works are required		Item		EXCL
Stormwater Drainage Total :					
Trade : 6 Subsoil Drainage					
	Subsoil Drainage				
1	Excavate, supply, lay & backfill 100 diameter subsoil drainage lines	201.00	m	60.00	12,060.00
2	Flush points, outlets, headwalls etc allowance		Item		1,500.00
Subsoil Drainage Total :					13,560.00
Trade : 7 Concrete Works					
	Concrete Medians				
	Nords Wharf Road Intersection				
1	Trim & compact medians subgrade	201.00	m2	3.30	663.30
2	Allowance for sub-base & basecourse to medians	201.00	m2	20.00	4,020.00
3	32MPa reinforced concrete medians complete	201.00	m2	110.00	22,110.00
	Kerbs & Gutters				
	Nords Wharf Road Intersection				
4	Allowance for concrete kerbs to medians complete	201.00	m	60.00	12,060.00
Concrete Works Total :					38,853.30

Trade break-up

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Proposed Intersections Upgrade - Awabakal Drive & Nords Wharf Road Pacific Highway Intersections

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 8 <u>Revegetation</u>					
1	Turfing, seeding allowance to disturbed areas		Item		1,500.00
<u>Revegetation</u> Total :					1,500.00
Trade : 9 <u>Metalwork & Signage</u>					
	<u>Safety Barrier</u>				
	<u>Nords Wharf Road Intersection</u>				
1	Allowance for adjustments & reinstallation of existing wire rope safety barrier	58.00	m	55.00	3,190.00
	<u>Awabakal Drive Intersection</u>				
2	Wire safety rope barrier allowance	185.00	m	110.00	20,350.00
3	Allowance for connection to existing	2.00	No.	250.00	500.00
	<u>Signage</u>				
4	Allowance for road signs as required for both intersections		Item		5,000.00
<u>Metalwork & Signage</u> Total :					29,040.00
Trade : 10 <u>Linemarking</u>					
1	Line marking allowance to both intersections		Item		15,000.00
<u>Linemarking</u> Total :					15,000.00
Trade : 11 <u>Traffic Signals</u>					
	<u>Nords Wharf Road Intersection</u>				
1	Allowance for traffic signals at Nords Wharf Road & Pacific Highway intersection		Item		175,000.00
2	Allowance for adjustments to existing pavements, re: sensors installation etc		Item		25,000.00
<u>Traffic Signals</u> Total :					200,000.00
Trade : 12 <u>Preliminaries & Margin</u>					
<u>Preliminaries & Margin</u> Total :					
Trade : 13 <u>GST & Contingency exclusive subtotal</u>					

Trade break-up

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Job Description

Client's Name: Nords Wharf Development Co.

Proposed Intersections Upgrade - Awabakal Drive & Nords Wharf Road Pacific Highway Intersections

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 13 <u>GST & Contingency exclusive subtotal</u>					
1					
<u>GST & Contingency exclusive subtotal</u> Total :					
Trade : 14 <u>Contingency (10%)</u>					
1					
<u>Contingency (10%)</u> Total :					
Trade : 15 <u>GST exclusive subtotal</u>					
1					
<u>GST exclusive subtotal</u> Total :					
Trade : 16 <u>GST (10%)</u>					
1					
<u>GST (10%)</u> Total :					
Trade : 17 <u>GST inclusive total</u>					
1					
<u>GST inclusive total</u> Total :					
Trade : 18 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Authorities/Consultants fees & charges		Note		EXCL
3	Holding costs & interest charges		Note		EXCL
4	Future costs escalation		Note		EXCL
5	Design development allowance		Note		EXCL
6	Unknown ground conditions or Engineering design		Note		EXCL
7	Work outside site boundaries		Note		EXCL
8	All items denoted as EXCL in the foregoing estimate		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					