

BARNZ (REV 1) - CONCEPT DEVELOPMENT ESTIMATE - SEPT 2011

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TOTAL COST SUMMARY

GFA: Gross floor area

Rates current at September 2011

Zone Level	GFA m2	Cost /m2	Total Cost
A BASIS OF ESTIMATE			
A1 This initial concept estimate is			
A2 based on the Development Option			
A3 plan as received by email on			
A4 10/08/11			
A5			
A6 Notional estimate attached			
A7 based on assumed flat site with			
A8 no significant sub-soil			
A9 conditions giving rise to			
A10 additional cost.			
B INITIAL CONCEPT ESTIMATE			
B1 EARTHWORKS	1,097,000		
B2 - Clearing Works			1,350,000
B3 - Sediment/Erosion Control			1,000,000
B4 - Earthworks			6,000,000
B5 - Geotech			600,000
B6 - Primary Stormwater			550,000
B7 - Primary Sanitary Sewer			350,000
B8 - Miscellaneous Works			100,000
B9 CIVIL WORKS			
B10 - Carriageways			24,500,000
B11 - EV for Interface/Intersections			1,000,000
B12 - Stormwater			12,615,000
B13 - Sanitary Sewers			9,325,000
B14 - Water Reticulation			4,935,000
B15 - Power/Telecom/Gas Ducts			7,130,000
B16 - Miscellaneous Works			1,000,000
B17 OTHER COSTS			11,000,000
B18 PRELIMINARY/GENERAL COSTS (10%)			10,545,000
	1,097,000	\$84	\$92,000,000
C EXCLUSIONS			
C1 Legal and finance costs			
C2 Land costs			
C3 Fees and consenting costs			
C4 GST			