

**COST PLAN - WT PARTNERSHIP**

**JOHNS LYNG**

# ESTIMATE SUMMARY



Hoffmans Brickworks Remediation  
Feasibility Estimate No 1

Job No: PR-007930  
Cost Base Date: October 2020  
GFA (m2): 1,339.00

Date Printed: 1/10/2020

	Section	Unit	Quantity	Rate	Cost (\$)
1	Estimate Criteria				
2	Demolition Works	GFA	1,339	594	796,000
3	Structural Works	GFA	1,339	2,381	3,188,000
4	Groundworks	Site Area	1,868	855	1,598,000
5	Contaminated Soil Disposal	Site Area	1,868	3,004	5,612,000
6	Remediation Works	Site Area	1,868	1,084	2,024,000
	<b>SUBTOTAL TRADE WORKS (Excl GST)</b>	<b>Site Area</b>	<b>1,868</b>	<b>7,076</b>	<b>13,218,000</b>
7	Staging Works	Item	1		included
8	Design Contingency	%	5	13,218,000	661,000
9	Preliminaries	%	20	13,879,000	2,599,000
10	Margin	%	5	16,478,000	822,000
	<b>TOTAL CONSTRUCTION WORKS AS AT OCTOBER 2020 (Excl GST)</b>	<b>Site Area</b>	<b>1,868</b>	<b>9,261</b>	<b>17,300,000</b>
11	Consultants Fees	%	10	17,300,000	1,730,000
12	Construction Contingency	%	10	17,300,000	1,730,000
	<b>TOTAL DEVELOPMENT WORKS AS AT OCTOBER 2020 (Excl GST)</b>	<b>Site Area</b>	<b>1,868</b>	<b>11,113</b>	<b>20,760,000</b>

## ESTIMATE DETAIL

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<b>1</b>	<b>Estimate Criteria</b>				
	<u>Estimate Criteria</u>				
1.1	This Estimate is for the removal of contaminated soil and the associated structural works required to undertake these works to Building's 5 and 6 at 72-106 Dawson Street, Brunswick.				
	<u>Building Areas</u>				
1.2	Building 5 Ground Floor	m2	1,011		
1.3	Building 6 Ground Floor	m2	328		
	<b>Total Building Area</b>	<b>m2</b>	<b>1,339</b>		
	<u>Other Areas</u>				
1.4	Site Area	m2	1,868		
	<u>Documentation</u>				
1.5	Structural Assessment report of Building 5 & 6 Brick Press Building' dated 23 September 2020 Revision 1 completed by IrwinConsult (WSP)				
1.6	Remediation Requirements and Options dated 24 September 2020 completed by Compass Environmental				
1.7	Removal of Pressing Machine Methodology" received 26 September 2020 completed by MakeSafe Builders				
1.8	Pressing Machinery Removal' as quoted by MakeSafe Builders dated 25 September 2020 in the amount of \$351,503;				
	<u>Specific Exclusions</u>				
1.9	Future building works beyond infilling the volume of contaminated material removed and the pouring of a new ground slab to Building 5 and 6, we have not included construction costs associated with building a new structure to each building to suit a new purpose				
1.10	Works already complete on site - specifically the structural works to Building 5 including ground beams and propping steel				
1.11	Landscaping to exterior other than make good				

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<b>1</b>	<b>Estimate Criteria</b>				<i>(Continued)</i>
1.12	Contamination other than specifically noted in the removal of Cat A soil				
1.13	Removal of additional two no. fire damaged trusses (cost plan allows for removal of 6 no. in total)				
1.14	Construction of basement (cost plan allows for compacted soil infill and ground slab construction)				
1.15	Removal of existing inground services				
1.16	Escalation beyond October 2020				
1.17	Work outside the site boundary other than specifically noted				
1.18	Adjoining owner issues				
1.19	Upgrade to existing services				
1.20	Negotiated Contracts				
1.21	Construction Management				
1.22	Accelerated Program (Overtime / Shift work)				
1.23	Authority Fees, Charges and Headworks, Public Open Space Contribution or Building Cladding Levy				
1.24	Effects of the Coronavirus (unknown)				
1.25	Financing Costs				
1.26	Land Costs and Stamp Duty				
1.27	Legal Costs				
1.28	Marketing				
1.29	Client Contingency				
1.30	GST				

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Item	Section	Unit	Qty	Rate	Cost \$
<b>2 Demolition Works</b>					
<u>Stage 1.</u>					
2.1	Carefully remove all existing building cladding and safely store for future re-installation (if possible) (excludes handling of asbestos containing materials)	m2	1,598	50	79,900
2.2	Carefully remove existing roof sheeting and trusses (incl below) safely store for future re-installation (if possible) (excludes handling of asbestos containing materials)	m2	420	75	31,500
2.3	Carefully remove existing flooring below brick pressing machine - included in MakeSafe Builders quote	Note			
2.4	Carefully demolish existing roof and mezzanine areas for the installation of internal piles including setting aside removed materials to re-installation as much as practicable	No	147	1,200	176,400
<u>Pressing Machine Removal as quoted by MakeSafe Builders dated 25 September 2030 in the amount of \$351,503;</u>					
Subcontractor preliminaries;					
2.5	Provide Adequate supervision for the duration of the works	Item	1	5,712	5,712
2.6	4 x 6m Bin hire to remove debris throughout works as approved by HV	Item	1	3,094	3,094
2.7	Site clean at completion of works	Item	1	1,713	1,713
Removal of pressing machines;					
2.8	Set up crane within brickworks carpark compound and remove 3 No. existing trusses, installing bracing to walls as necessary. PLEASE NOTE: only 3 no. trusses are planned to be removed at this stage however Johns Lyng believe a structural engineer should inspect remaining trusses that have fire damage to ensure they are still strong enough to provide lateral ties to external walls	Item	1	28,084	28,084
2.9	Remove all first-floor redundant machinery, scaffolding, walkways etc. and dispose of as approved by Heritage Victoria	Item	1	5,719	5,719
2.10	Prepare existing first floor area with yellow tongue flooring walkways to allow access to locations of hoppers/pressing machines below. Installing propping below if required.	Item	1	7,045	7,045

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Item	Section	Unit	Qty	Rate	Cost \$
<b>2 Demolition Works</b>					<i>(Continued)</i>
2.11	Cut access holes in existing first floor flooring and joists above hoppers/pressing machines and remove from site.	Item	1	20,212	20,212
2.12	Crane pressing machines and hoppers out of building through access holes provided in first floor above machinery. This is estimated to take 2-3 days per pressing making and hopper.	Item	1	266,798	266,798
2.13	Remove pressing machines and hopper from site to specified location.	Item	1	8,306	8,306
2.14	Once all craneage is complete and all pressing machines/hoppers are removed from site, make safe existing structure and complete site clean.	Item	1	4,820	4,820
2.15	Removal of further three trusses not included in above costs and provide bracing to walls	No	3	10,000	30,000
<b>Stage 2</b>					
2.16	6m deep test pits to be undertaken by Compass Environment to test and enable vertical delineation of the extent to the contamination	No	21	1,500	31,500
2.17	Drilling of wells to existing B5 and B6 to 17m deep (removal of first floor and roof above included elsewhere)	No	9	5,950	53,550
<b>Stage 3</b>					
2.18	Demolish Existing temporary ground beams and steel props in stages as new piles and horizontal waler beams are installed	m2	63	250	15,703
2.19	Carefully demolish existing internal walls to Building 6 (excludes handling of asbestos containing materials)	m2	128	200	25,600
					<b>796,000</b>

## 3 Structural Works

### Stage 1

#### Site Retention

3.1	Establish piling rig onsite	Item	1	45,000	45,000
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#### Retention Piles

3.2	750mm dia x 9m long 40MPa piles at 2250 ctrs	No	58	8,400	487,200
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Item	Section	Unit	Qty	Rate	Cost \$
<b>3</b>	<b>Structural Works</b>				<i>(Continued)</i>
3.3	750mm dia x 9m long 40MPa secant piles	No	58	8,400	487,200
	<u>Foundation Piles</u>				
3.4	750mm dia x 9m long 40MPa piles to internal area of Building 5	No	27	8,400	226,800
	<u>Capping Beam</u>				
3.5	900 x 900 deep 50 MPa capping beam to perimeter	m	170	1,230	209,100
3.6	1000 x 1000 x 1000 pile cap to internal piles	No	27	1,510	40,770
	<b>Stage 2</b>				
3.7	Refer steelwork	Note			
	<b>Stage 3</b>				
3.8	Refer demolition	Note			
	<b>Stage 4</b>				
3.9	750mm dia x 9m long 40MPa propping piles to B6 wall (stage 4)	No	26	8,400	218,400
3.10	3300 x 900 deep 50 MPa staged underpinning beam to B6 internal walls	m	36	3,670	132,120
	<b>Stage 5</b>				
3.11	Temporary anchors to piling	No	174	1,500	261,000
3.12	150 thick shotcrete wall between piles during excavation	m2	786	165	129,690
	<b>Steelwork - Various Stages</b>				
3.13	Wall propping steelwork to building 6 walls (tonnage estimate provided by Irwin Consulting)	tn	16.00	12,500	200,000
3.14	Waler steelwork adjacent to the existing basement (tonnage estimate provided by Irwin Consulting)	tn	10.00	12,500	125,000
3.15	Steelwork to building 5 to be done in various stages (tonnage estimate provided by Irwin Consulting) as below;				

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### 3 Structural Works

(Continued)

3.16	... Columns	tn	5.50	12,500	68,750
3.17	... Primary beams	tn	11.50	12,500	143,750
3.18	... Secondary beams	tn	14.50	12,500	181,250
3.19	... Pilecap ties	tn	10.00	12,500	125,000
3.20	... Bracing	tn	4.00	12,500	50,000
3.21	... Connections	tn	4.50	12,500	56,250

**3,188,000**

### 4 Groundworks

#### Stage 4

4.1	Carefully excavate soil and load onsite for removal on the same day	m3	10,648	150	1,597,140
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**1,598,000**

### 5 Contaminated Soil Disposal

#### Stage 4

5.1	Cost and quantities provided by Compass Enviromental for disposal of Cat A, B and C contamination	Note			
5.2	Disposal of Category C contaminated soil (qty as advised by Compass Enviromental)	tn	7,650	115	879,750
5.3	Disposal of Category B contaminated soil (qty as advised by Compass Enviromental)	tn	1,980	345	683,100
5.4	Disposal of Category A contaminated soil (qty as advised by Compass Enviromental)	tn	6,930	518	3,586,275
5.5	Extra over allowance for asbestos within excavated material to ~1m deep	m3	1,800	90	162,000
5.6	Onsite monitoring and hygenists costs	Item	1	300,000	300,000

**5,612,000**

### 6 Remediation Works

#### Stage 6



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Item	Section	Unit	Qty	Rate	Cost \$
<b>6 Remediation Works</b>					<i>(Continued)</i>
6.1	2000 x 2000 (assumed) pad footings to base of excavation	No	4	7,630	30,520
6.2	Insitu concrete columns to underside of ground floor (assume 4m high)	No	4	2,390	9,560
6.3	Backfill with clean compacted fill in 150mm layers up to 3m deep	m3	5,184	65	336,960
6.4	Remove retention water truss and pile cap tie beams	Item	1	25,000	25,000
6.5	Backfill with clean compacted fill in 150mm layers up to ground level (3m deep)	m3	5,184	65	336,960
6.6	50mm blinding and damp proof membrane to building 5	m2	1,011	100	101,100
6.7	50mm blinding and damp proof membrane to building 6	m2	328	100	32,800
6.8	400 thick 40 MPa transfer slab to ground level to Building 5	m2	1,011	540	545,940
6.9	400 thick 40 MPa transfer slab to ground level to Building 6	m2	328	540	177,120
6.10	Re-support existing building 5 timber columns to new slab	m2	1,011	20	20,220
6.11	Reinstall existing building cladding (if possible) and make good as appropriate	m2	1,598	200	319,600
6.12	Reinstall existing roof cladding (if possible) and make good as appropriate	m2	420	150	63,000
6.13	Make good penetrations through roof level and mezzanine	Item	1	25,000	25,000
6.14	Build superstructure frame as per planning application documentation - excluded and assumed to be done as part of main construction works	Note			
6.15	Removal of Steelwork to Building 5 - excluded and assumed to be done as part of main construction works	Note			
6.16	Removal of External Steelwork frame to Building 6 walls - excluded and assumed to be done as part of main construction works	Note			

**2,024,000**

## 7 Preliminaries

Site Establishment					
7.1	Site accommodation	months	9	5,000	45,000

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<b>7</b>	<b>Preliminaries</b>				<i>(Continued)</i>
7.2	Timber hoardings - full perimeter	m	188	220	41,360
7.3	Gantry over footpath including associated fees	m2	105	1,600	168,000
7.4	Crane permits and fees	Item	1	20,000	20,000
7.5	Building permit and cladding levy - excluded	Note			
7.6	Hoarding fees	weeks	39	500	19,500
7.7	Gantry fees - Included	Note			
7.8	Construction zone	Item	1	10,000	10,000
7.9	Rubbish bin fees	Item	1	15,000	15,000
7.10	Traffic Management	Days	45	2,000	90,000
	Temporary Services				
7.11	Temp Hydraulics	Item	1	25,000	25,000
7.12	Temp Electrical	Item	1	40,000	40,000
7.13	Mobile phones	months	9	300	2,700
7.14	Fax and printer	months	9	180	1,620
	Site Staff				
7.15	Project Manager - 50%	hrs	780	150	117,000
7.16	Contract Administrator - 50%	hrs	780	80	62,400
7.17	Design Manager - 10%	hrs	156	120	18,720
7.18	Project Controller - 20%	hrs	312	80	24,960
7.19	Site Engineer - 50%	hrs	780	80	62,400
7.20	Site Manager - 100%	hrs	1,560	140	218,400

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Item	Section	Unit	Qty	Rate	Cost \$
<b>7</b>	<b>Preliminaries</b>				<i>(Continued)</i>
7.21	Foreman - 50%	hrs	780	110	85,800
7.22	Labourer - 100% x 2	hrs	3,120	85	265,200
7.23	OH&S - 20%	hrs	312	100	31,200
	Survey and Engineering				
7.24	Survey of adjoining property	Item	1	5,000	5,000
7.25	Site survey	Item	1	7,500	7,500
7.26	Site setout	Item	1	7,500	7,500
7.27	Survey structure on completion	Item	1	15,000	15,000
7.28	Engineering consultant	Item	1	15,000	15,000
	Plant and Equipment				
7.29	Equipment hire	weeks	39	500	19,500
7.30	Small tools and consumables	weeks	39	350	13,650
7.31	Protective clothing	Item	1	2,000	2,000
7.32	Monthly audit	months	9	250	2,250
7.33	Public protection barriers	Item	1	7,000	7,000
7.34	Protection of existing structures	Item	1	18,000	18,000
7.35	Protection of finished structures	Item	1	5,000	5,000
	Crane and Scaffold				
7.36	Crane (30T)	weeks	20	12,000	240,000
7.37	Crane crew	hrs	2,400	85	204,000
7.38	Scaffolding	Item	1	20,000	20,000

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<b>7</b>	<b>Preliminaries</b>				<i>(Continued)</i>
7.39	Non contaminated rubbish removal	Item	1	35,000	35,000
7.40	Final clean	Item	1	5,000	5,000
	Sundry Items				
7.41	Stationary and plan printing	Item	1	2,000	2,000
7.42	Courier	Item	1	500	500
7.43	Transportation	Item	1	500	500
7.44	Maintenance period	Item	1	10,000	10,000
7.45	Petty cash	Item	1	500	500
7.46	Lunch room consumables	Item	1	500	500
7.47	Dilapidation Report	Item	1	2,500	2,500
	Insurance and BGs				
7.48	Insurance and BGs	Item	1	200,000	200,000
	Offsite Overhead				
7.49	Offsite/head office overhead	%	0.03	13,218,000	396,540

**2,599,000**

## Hoffmans Brickworks – Dawson St Brunswick

### Removal of Pressing Machines Methodology

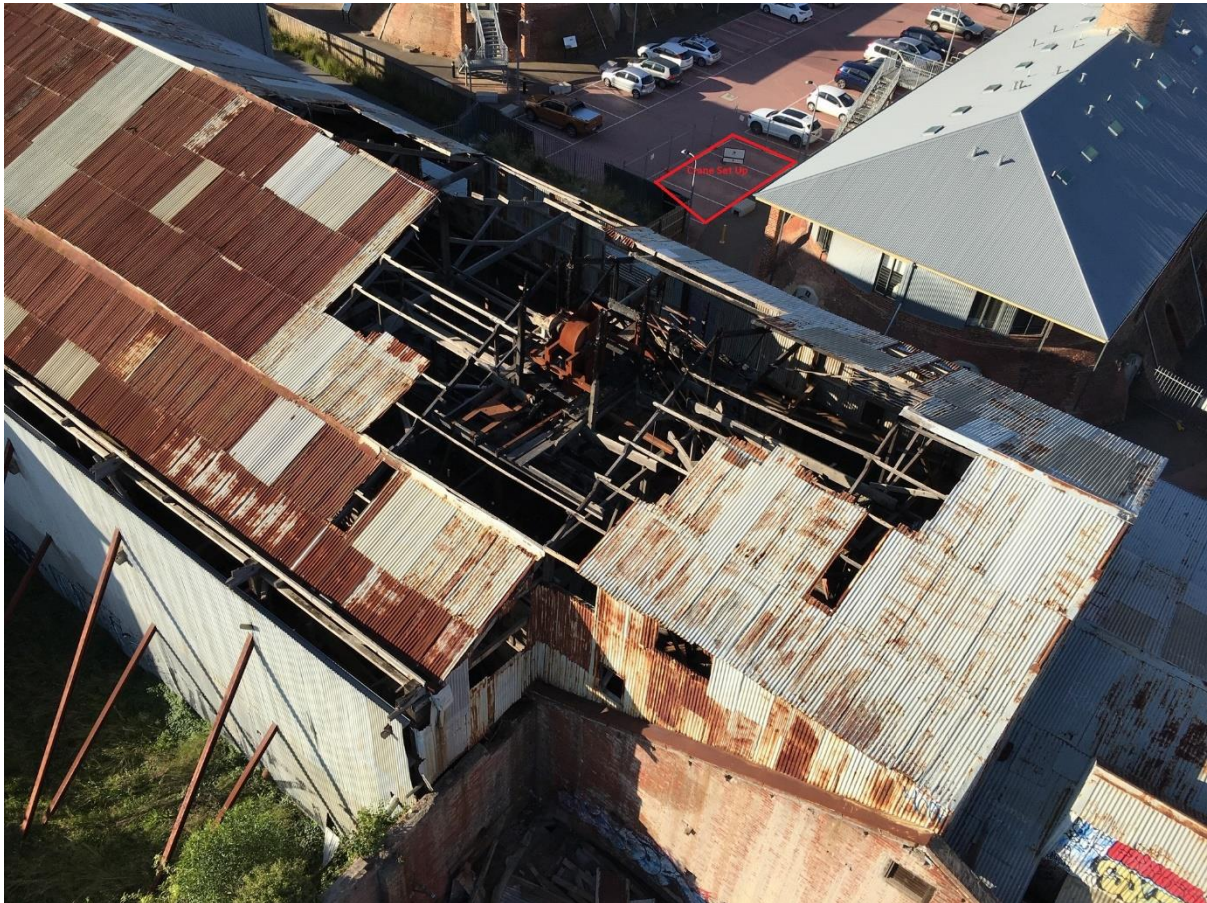
Johns Lyng propose the following methodology for the safe removal of 7 No. pressing machines & hoppers located within Shed 5 at Hoffmans Brickworks.

#### **Week 1**

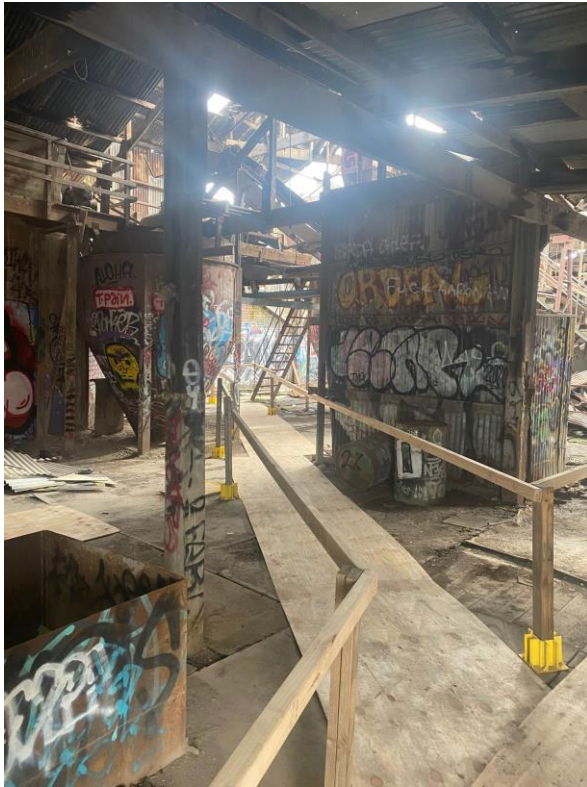
Set up crane within brickworks carpark compound and remove 3 No. existing trusses, installing bracing to walls as necessary.

*Please note only 3 no. trusses are planned to be removed at this stage however Johns Lyng believe a structural engineer should inspect remaining trusses that have fire damage to ensure they are still strong enough to provide lateral ties to external walls*

Remove all first-floor redundant machinery, scaffolding, walkways etc. and dispose of as approved by Heritage Victoria.







*First Floor machinery, scaffolding, walkways to be removed*

## **Week 2**

Prepare existing first floor area with yellow tongue flooring walkways to allow access to locations of hoppers/pressing machines below. Installing propping below if required.

Cut access holes in existing first floor flooring and joists above hoppers/pressing machines and remove from site.

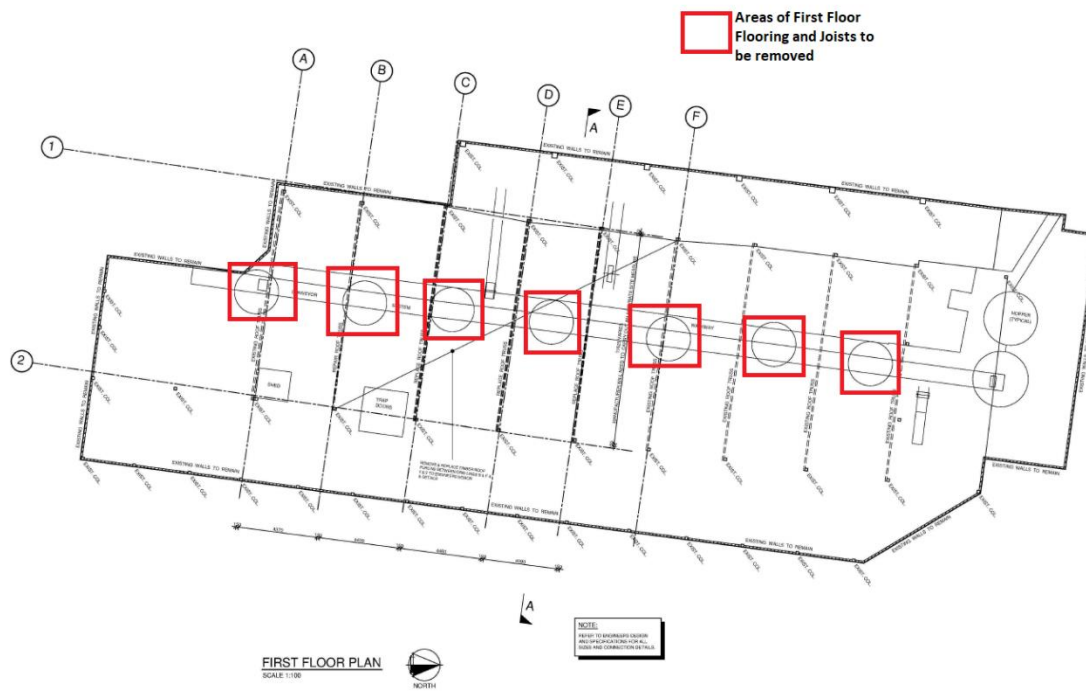
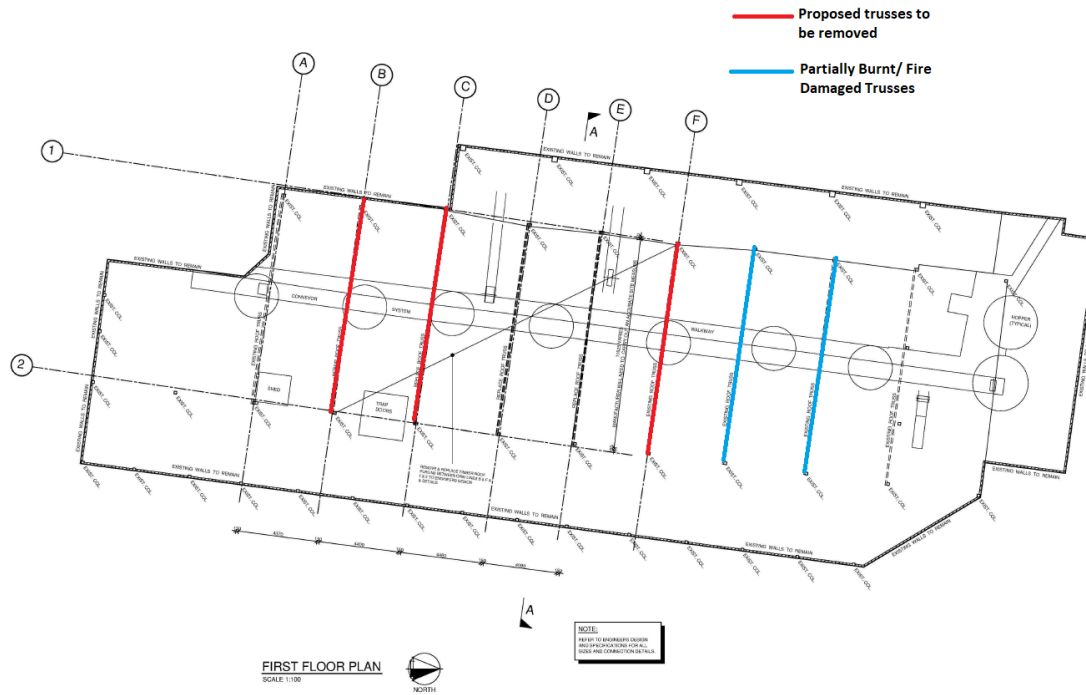
## **Week 3-6**

Crane out pressing machines and hoppers allowing for machinery to be dismantled (by others) as much as possible prior to craning.

Crane pressing machines and hoppers out of building through access holes provided in first floor above machinery. This is estimated to take 2-3 days per pressing machine and hopper.

Remove pressing machines and hopper from site to specified location.

Once all craneage is complete and all pressing machines/hoppers are removed from site, makesafe existing structure and complete site clean.



## Closing Notes

Johns Lyng believe the above stated methodology of removing the machinery vertically is the safest option and the option that will cause the least amount of structural modification to the building.

Removing the machinery horizontally would require a number of large structural columns from the ground floor to be removed to allow access to the pressing machines and allow these to be moved. There would then need to be a large opening cut in the external wall as the current sliding doors will not provide enough access. This opening would again require external structural columns supporting the first floor joists and flooring to be removed. This option posed too many structural elements from the ground floor being removed which would then make the structure from the ground floor upwards unsafe.

The method Johns Lyng have proposed (vertical method) removes structural members from the first floor to be removed – trusses & floor joists – and for bracing/ties to be installed to the external walls, with this we are also removing the risk of further collapse or deterioration of these exposed fire damaged trusses and in theory making the builder safer.



### Jack Didier

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 [www.johnslyng.com.au](http://www.johnslyng.com.au)





Friday, 25 September 2020

No: JVSI07980/1JD

94 Feet  
80 dawson Street  
Brunswick, VIC 3056

Dear Mr Rzechta,

**RE: Pressing Machinery Removal - 80 Dawson Street Brunswick VIC Australia 3056**

Please find enclosed our budget estimate documents provided by Johns Lyng Group dated 25/09/2020 for the building reinstatement of your property.

Our estimate for these works is	<b>\$351,503.39</b>
GST	\$35,150.34
TOTAL	<u>\$386,653.73</u>

This quotation is subject to our standard Terms and Conditions of Quotation found on our website at [johnslyng.com.au](http://johnslyng.com.au).

Many thanks for allowing us the opportunity to provide this budget estimate to you and we certainly look forward to helping you bring resolution to this request.

Yours sincerely,

Jack Didier  
General Manager - MakeSafe

**SITE ADDRESS**
**80 Dawson Street Brunswick VIC Australia 3056**
**1 PRELIMINARIES**

1.1	Provide Adequate supervision for the duration of the works	\$5,712.00
1.2	4 x 6m Bin hire to remove debris throughout works as approved by HV	\$3,094.00
1.3	Site clean at completion of works	\$1,713.60

**2 REMOVAL OF PRESSING MACHINES**

2.1	Set up crane within brickworks carpark compound and remove 3 No. existing trusses, installing bracing to walls as necessary. PLEASE NOTE: only 3 no. trusses are planned to be removed at this stage however Johns Lyng believe a structural engineer should inspect remaining trusses that have fire damage to ensure they are still strong enough to provide lateral ties to external walls	\$28,084.00
2.2	Remove all first-floor redundant machinery, scaffolding, walkways etc. and dispose of as approved by Heritage Victoria	\$5,719.14
2.3	Prepare existing first floor area with yellow tongue flooring walkways to allow access to locations of hoppers/pressing machines below. Installing propping below if required.	\$7,044.80
2.4	Cut access holes in existing first floor flooring and joists above hoppers/pressing machines and remove from site.	\$20,212.15
2.5	Crane pressing machines and hoppers out of building through access holes provided in first floor above machinery. This is estimated to take 2-3 days per pressing making and hopper.	\$266,798.00
2.6	Remove pressing machines and hopper from site to specified location.	\$8,306.20
2.7	Once all craneage is complete and all pressing machines/hoppers are removed from site, makesafe existing structure and complete site clean.	\$4,819.50