



Supporting
document 5.31

Property Services Capital Expenditure 2020-2025

2020-2025
Regulatory Proposal
January 2019





PROPERTY MANAGEMENT CAPITAL EXPENDITURE 2020 - 2025

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1.0 INTRODUCTION

The Australian Energy Regulator (AER) regulates energy networks. It considers and approves a program of works for a five-year Regulatory Control Period (RCP).

The Property Management Capital Expenditure and program of works proposed by SA Power Networks through the 2020-2025 RCP is described herein. The plan details our property strategy, asset management plan and expenditure program for the 2020–2025 RCP to meet the strategic objectives and operational business requirements associated with our property portfolio.

SA Power Networks owns and leases a range of properties across the state of South Australia (SA).

Cost estimates associated with property expenditure relate to the maintenance and refurbishment of commercial and industrial properties, metropolitan and country depots, and office accommodation.

Property associated with substations and line easements is excluded from this *Property Management Capital Expenditure 2020-2025* as it is managed elsewhere within SA Power Networks and therefore incorporated separately as a component of the Network Management capital expenditure.

Property Management Capital Expenditure 2020-2025 contains the following sections –

Section 2: Context – provides a description of our operating environment and sets the scene for Property Management Capital Expenditure 2020-2025, including key challenges and opportunities.

Section 3: Strategic Direction and Property Drivers – identifies our strategic framework, outlines key operational drivers of property expenditure, and articulates the overarching property strategy defining Property Services' strategic intent, core areas of focus and key outcomes.

Section 4: Property Management Lifecycle – describes the business-as-usual operational practices, management and governance arrangements across the property management lifecycle, to deliver the property strategy.

Section 5: Property Services Structure, Roles and Functions – outlines the role and functions of the Property Services group.

Section 6: Property Profile – profiles the status and composition of our property portfolio.

Section 7: 2015-2020 Period Performance – briefly describes and summarises the expenditure and operational performance over the current period, including key projects delivered.

Section 8: Property Capital Expenditure – outlines the approach to the Property Condition Review, cost estimates for property expenditure, and the resultant capital program of work for the 2020-2025 RCP.

2.0 CONTEXT

SA Power Networks' primary task is planning, building, operating and maintaining the South Australian electricity distribution network.

Property facilities are a foundation of SA Power Networks' field and office-based operations. Optimal property facilities assist in the delivery of efficient, reliable and safe business performance.

Our existing electricity distribution network is ageing with a need to invest in repairing and replacing the assets to keep the network in good condition to maintain reliability.

SA Power Networks' Property Services group engaged external consultants and specialist cost estimators to undertake extensive asset inspections providing detailed asset information and costings.

Significant investment is essential through the 2020-2025 RCP to renew ageing assets so that the Network's reliability performance and risk profile can be maintained at the levels required by our obligations and our customers, at the least possible life-cycle cost.

Future electricity demand rests, in part, on the South Australian Government's *30 Year Plan for Greater Adelaide 2017* forecasting population growth, expanding suburbs and enabling new development within our existing urban footprint. This vision is supported by the launch of the *Integrated Transport and Land Use Plan (ITLUP)*, which proposes a compact urban form underpinned by a network of quality public transport.

Along with new commercial and industrial development within designated employment lands, the projected growth will influence the number and types of premises requiring connection to our network over the next 10-15 years and require significant expansion of SA Power Networks' sub-transmission network to supply and service electricity demand.

The electricity sector is experiencing unprecedented change driven by factors such as local and national energy market reform, changes in customer and community expectations, new intelligent technology, new participants in the market and changes in environmental policies. These factors will continue to impact on the operating environment into the future.

We recognise the significance of this change and the associated challenges and opportunities it brings. This is reflected in a long-term strategic framework, driven by the *SA Power Networks' Future Operating Model 2016-2031 (FOM)* which sets out the long-term vision, strategic direction and priorities for the business.

Within this context, the role of Property Services is to support the business, both in the long-term as it negotiates a rapidly changing environment, and in the day-to-day operations of the business in the delivery of efficient, reliable and safe network performance.

We currently have 30 Depots, with 6 located throughout the general Adelaide metropolitan area and 24 located in regional cities and country/rural areas. In addition, we have 9 commercial and 10 industrial properties in the metropolitan area, both owned and leased.

In response to forecast connections, SA Power Networks has also developed capital capacity plans to meet moderate organic electricity demand growth across South Australia, mindful of energy reforms, evolving technology and environmental policy.

Other key challenges and opportunities for SA Power Networks' Property Services include:

- Implementation of strategic and innovative approaches to property provision, including optimisation of property locations and maximisation of productivity to minimise non-productive time in the ongoing delivery of work programs and during emergency response activities.
- Provision of fit-for-purpose, safe and legislatively compliant properties in a timely manner to enable the efficient and effective delivery of the business' significant Network program of work over the next five years.
- Ensuring ongoing compliance with the range of legislative and regulatory compliance obligations across the property management lifecycle.
- Continuing to apply a service focus and a common design thread throughout the property portfolio to achieve a standardised yet flexible approach to depot design and office fit-out with an emphasis on functionality, safety, security and cost-efficiency.

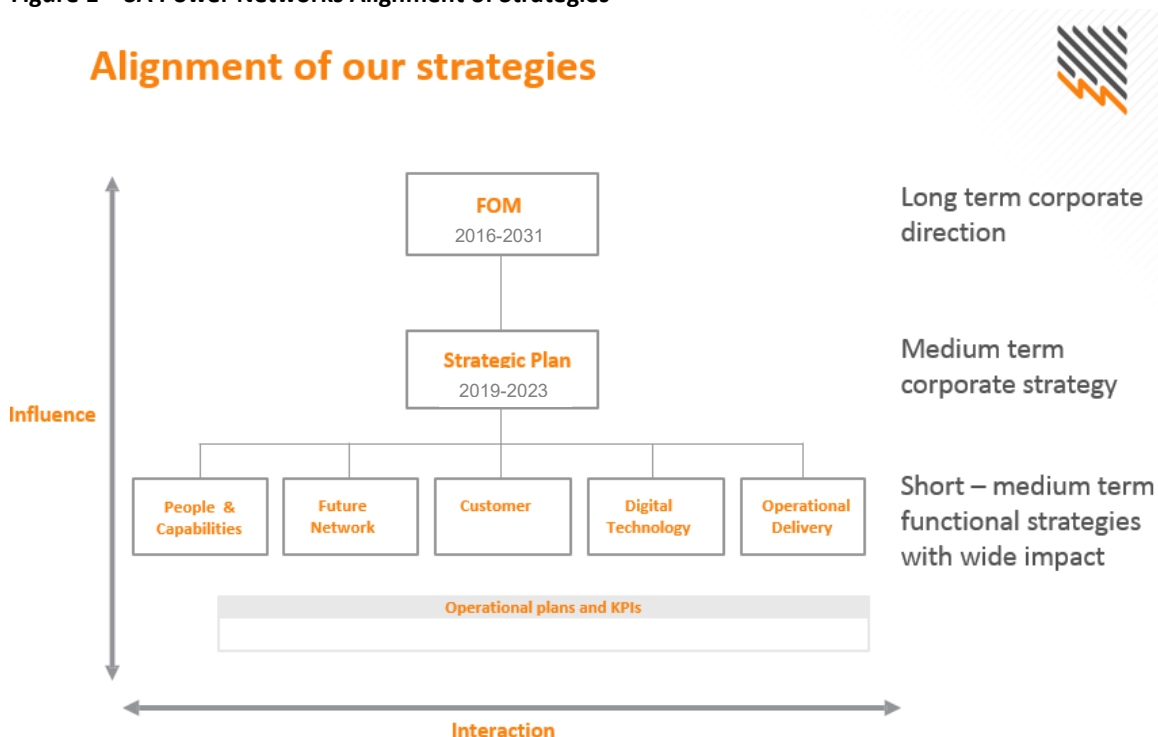
3.0 STRATEGIC DIRECTION AND PROPERTY DRIVERS

3.1 SA POWER NETWORKS' STRATEGIC FRAMEWORK

SA Power Networks' strategic framework is comprised of two core documents, namely:

- Future Operating Model 2016-2031 (FOM)
- Strategic Plan 2019-2023 (Strategic Plan)

Figure 1 – SA Power Networks Alignment of Strategies



SA Power Networks' Future Operating Model 2016-2031

Long-term strategic framework is driven by *SA Power Networks' Future Operating Model 2016-2031* (FOM) which sets out the long-term vision, strategic direction and priorities for the business.

The FOM provides employees, customers and stakeholders with a longer-term view of the organisation's strategic direction describing the key challenges and opportunities that will shape SA Power Networks over the next 15 years. The FOM identifies the key business drivers that inform strategic direction.

The FOM also recognises a need for 'depots of the future', utilising design that is environmentally sustainable, standardised, sensitive to its surroundings, and away from residential uses. They feature safety in design and integrated logistics for efficient vehicle, pedestrian and materials storage and movement. The location of depots allows service areas to be optimised creating faster response times for supply restoration and better employee to customer ratios.

SA Power Networks Strategic Plan 2019-2023

The SA Power Networks Strategic Plan 2019-2023 reflects the business's outlook, strategic intent, values, key performance indicators, aspirations, goals and initiatives over the medium term, and includes

- our purpose or strategic intent that guides us through all day to day actions ... our '*business drivers*'
- the key outcomes that our business must deliver on ... our '*core areas of focus*'
- the building blocks that enable us to deliver ... our '*foundations*'

3.2 PROPERTY DRIVERS

In addition to the strategic direction and priorities outlined above, there are a number of key drivers of property expenditure. These include –

Network Program of Work

The Network program of work is a key driver of property expenditure. Significant investment is needed over the next decade to replace SA Power Networks' ageing assets in order to maintain the Network's reliability and performance into the future. Forecast work volume and employee growth has a material influence on the level of resourcing required across non-Network parts of the business, including property provision, to support delivery of the Network program of work.

The nature of the Network investment required (eg. augmentation, customer connections, asset replacement) influences the quantity, type and location of property assets (ie. industrial, commercial, depots, country and metropolitan) needed to support delivery of the Network program of work.

The capacity of the property portfolio to respond to forecast demand is, therefore, a key consideration in developing the *Property Management Capital Expenditure 2020-2025* program of work.

Location, Functionality, Condition and Compliance

A number of key requirements is to be addressed in the development of the property expenditure program, including:

- Compliance with building codes, WH&S requirements and environmental standards is a critical and ongoing driver of property expenditure. A list of core compliance requirements is outlined at Table 1.
- The alleviation of accommodation constraints.
- Facility upgrades and depot buildings, ie. refurbishment and modernisation.
- Location, accessibility and local pressures on service delivery.

- Depot security, associated with mitigating the risk of increasing theft.
- Employee and public safety.
- Planned building maintenance and repairs.
- Customer integration and resultant site functionality.
- Increased collaboration and productivity.
- Traffic Management plans for sites and depots.

Table 1 – Property Compliance Requirements

| Compliance Type | Key Requirements |
|----------------------|--|
| Legislation | <ul style="list-style-type: none"> • The Development Act 1993 (Section 53A) • Development Regulations 2008 (Regulation 80) • Disability (Access to Premises – Buildings) Standards 2010 • Work Health and Safety Regulations 2012 • Environment Protection Act 1993 |
| Australian Standards | <ul style="list-style-type: none"> • Design for Access and Mobility AS 1428.1-2009 and relevant Supplements • National Construction Code (NCC) – Building Code of Australia (BCA) 2014 Volumes 1 and 2 • Car Parking Standards AS/NZS 2890. Part 1 & 2 (2004) and part 6 (2009) |
| Codes of Practice | <ul style="list-style-type: none"> • Safe Work Australia – Managing the Work Environment and Facilities. Code of Practice – Dec 2011 |

Office Accommodation Standards

Standards are adopted and we apply these to any new or refurbished Office and Depot accommodation fit out. The standards represent leading thinking in workplace design to create a happy, healthy and safe working environment for all SA Power Networks' employees, because well designed workspaces improves performance, speeds innovation and builds healthy cultures.

Generic Depot Design

Design standards are adopted to achieve a standardised yet flexible approach to Depot design with an emphasis on functionality, safety, security and cost-efficiency. There is also a standardised approach to the design and layout of material storage areas in Depots to improve efficiency and safety of materials handling and storage. This incorporates one-way traffic flows, dedicated loading / off-loading areas to include exclusion zones, safe and efficient storage solutions, and dedicated parking areas.

Other drivers include adherence to SA Power Networks' directives, policies, practices and procedures, and responding to changing business needs.

3.3 PROPERTY STRATEGY

Property Services has developed a Property program of works for the 2020-2025 RCP, including engagement with internal stakeholders, external consultants and specialist cost estimators.

The property strategy takes into account the outcomes of this *Property Management Capital Expenditure 2020-2025* program of work, our strategic direction and priorities, and all property drivers. The strategy articulates Property Services' strategic intent, core areas of focus and key objectives.

Strategic Intent

Our strategic intent is –

The provision of fit-for-purpose, safe and compliant property assets to SA Power Networks to enable the business to achieve its strategic priorities and operational objectives.

Core Areas of Focus

Three of SA Power Networks' core areas of focus are of particular relevance to Property Services and describe the key outcomes we must deliver on, namely:

- Excellence in Asset Management and Delivery of Services
- Investing in Our People, Assets and Systems
- Energised and Responsive Customer Service

Key Outcomes

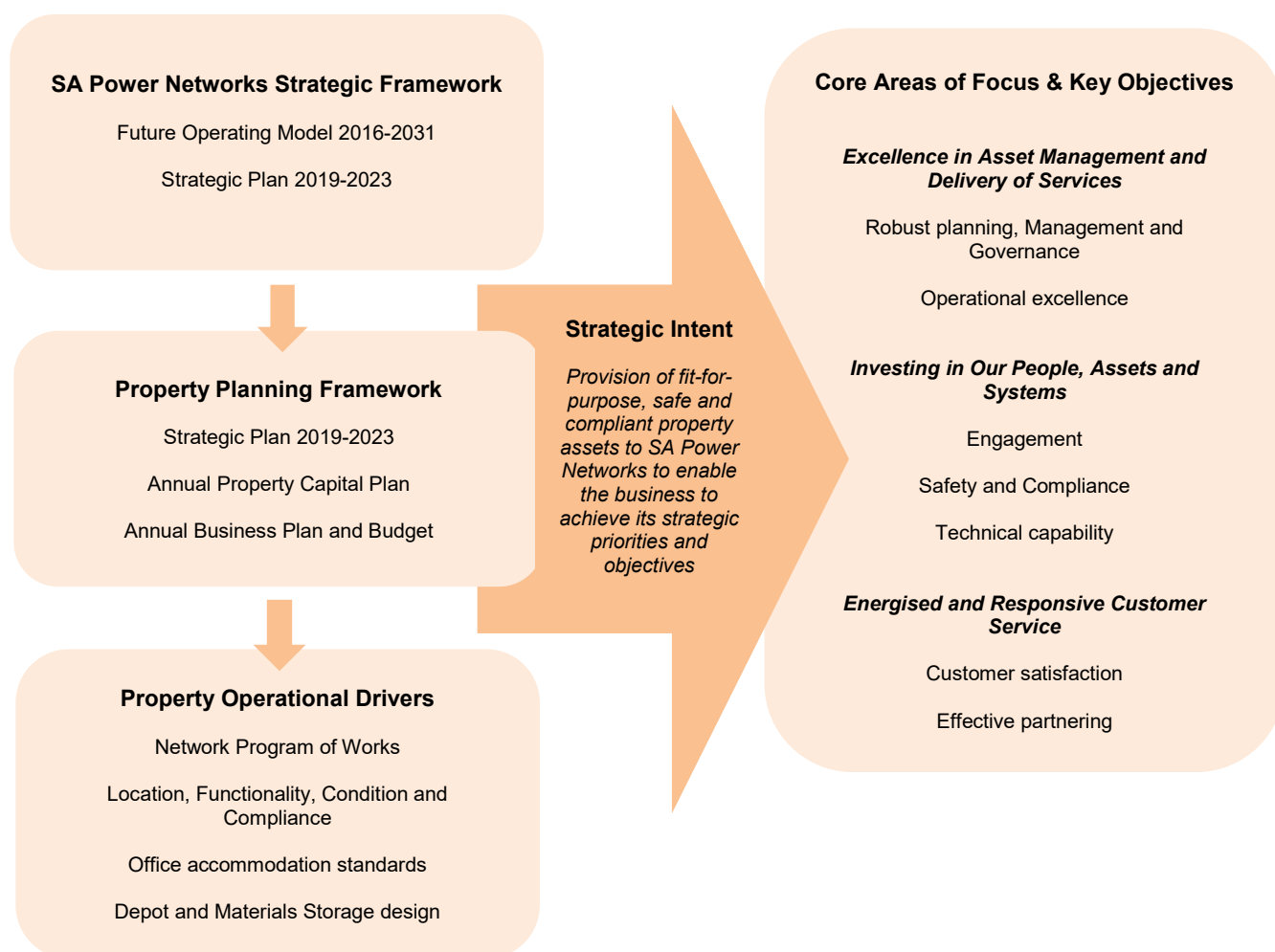
To achieve our strategic intent and core areas of focus, Property Services is focused on delivery of the following key objectives:

- *Safety and Compliance* – build and maintenance of all property assets in accordance with legislative requirements and standards to maximise the safety, functionality and operating environment of our Depots and Office accommodation.
- *Customer Satisfaction* – ongoing consultation with our customers and high levels of responsiveness to ensure ongoing customer satisfaction.
- *Engagement* – ongoing engagement with our staff and internal stakeholders to continue to identify and respond to their needs as they evolve.
- *Operational Excellence* – equitable and fit-for-purpose property provision in a cost-effective and timely manner to enable the efficient and effective operation of the business.
- *Effective Partnering* – effective and professional relationships with our internal and external service providers to promote delivery of cost-effective business outcomes.

- *Technical Expertise* – ensuring a high-level of core capability and technical expertise to identify, evaluate and provide optimal solutions to our customers.
- *Robust Planning, Management and Governance* – clearly defined structure, roles and accountabilities, effective planning, management and governance across the property management lifecycle to ensure we achieve our strategic intent and core areas of focus.

Figure 2 demonstrates the relationship between SA Power Networks' Strategic Framework, Property Drivers, the property planning framework and the Property Strategy.

Figure 2 – Property Services' Strategic Framework



The Property Capital Plan is reviewed annually by Property Services, within the context of the *Property Management Capital Expenditure 2020-2025* program of work, and updated as required to respond to any changing business requirements and ensure ongoing alignment with SA Power Networks' strategic intent.

4.0 PROPERTY MANAGEMENT LIFECYCLE

SA Power Networks takes a lifecycle approach to the management of its property portfolio.

To achieve our strategic intent, core areas of focus and key objectives, property assets are managed and operated in accordance with a *Plan – Build – Maintain – Manage* mode of operation. Figure 3 provides an overview of the key activities, core documents, key accountabilities and outcomes for each stage of the property management lifecycle.

Figure 3 – Property Management Lifecycle

| Stages | PLAN | BUILD | MAINTAIN | MANAGE |
|----------------------|--|---|---|---|
| Key Activities | <ul style="list-style-type: none"> Develop Strategic Property plan following: <ul style="list-style-type: none"> Review of corporate strategy Consultation with internal stakeholders, including capacity review of portfolio Location, functionality, condition & compliance based assessment Identification of operational and compliance requirements Industry research and analysis | <ul style="list-style-type: none"> Acquisition or lease of property in accordance with capital program Research requirements, market availability, options, and costs Build and refurbishment of offices and depots Building design and scoping to in accordance with relevant legislative requirements and standards | <ul style="list-style-type: none"> Property cleaned and maintained in accordance with the maintenance works plan and relevant legislative requirements and standards | <ul style="list-style-type: none"> Management of internal resources & budgets Risk identification and mitigation Manage relationships with internal & external service providers Compliance monitoring Monthly performance reporting Administrative processes |
| Core Documents | <ul style="list-style-type: none"> Strategic Property Plan Annual Property Capital Plan Annual Business Plan and budget Business cases | <ul style="list-style-type: none"> Strategic Property Plan Panel agreements for build and building fit-out services SA Power Networks – Office Accommodation Standards Generic Depot Design Concept Asset Register and corporate databases Building Security Directive | <ul style="list-style-type: none"> Strategic Property Plan Maintenance work plan Integrated cleaning and building maintenance agreements Inspection reports Asset Maintenance Register and corporate databases | <ul style="list-style-type: none"> Corporate Governance Manual Risk Management Policy & register Panel agreements Monthly performance reports |
| Key Accountabilities | <ul style="list-style-type: none"> Manager, Environment and Property | <ul style="list-style-type: none"> Manager, Environment and Property Capital Works Co-ordinator Purchasing & Contracts team | <ul style="list-style-type: none"> Service & Maintenance Coordinator Capital Works Coordinator | <ul style="list-style-type: none"> Manager, Environment and Property |
| Approvals | <ul style="list-style-type: none"> Chief Financial Officer Finance Expenditure Review Committee | <ul style="list-style-type: none"> As per corporate Financial Authorities | <ul style="list-style-type: none"> Manager, Environment and Property General Manager | <ul style="list-style-type: none"> General Manager Executive Management Group Risk Management & Compliance Committee |
| Outcomes | Effective property planning aligned to SA Power Networks strategic direction, priorities and operational requirements | Fit-for-purpose, compliant and equitable property provision in a cost-effective and timely manner to enable the efficient and effective operation of the business | Property maintained in accordance with legislative requirements and standards to maximise the safety, functionality and operating environment of our depots and office accommodation | Quality management of property resources, budgets and internal and external service providers and robust governance across the property management lifecycle. |

The *Plan – Build – Maintain – Manage* model provides a clear structure framework and approach to the management and operation of our property assets. Quality management and robust governance arrangements are fundamental across the property management lifecycle. A brief description of each stage is provided below.

Plan

The ‘Plan’ phase is focused on the development and review of the property planning framework within the context of this *Property Management Capital Expenditure 2020-2025* program of work.

Core documents include the Strategic Property plan, the annual Property Capital Plan and the annual Property Business Plan and budget.

The '*Plan*' stage involves –

- Consideration of any changes to SA Power Networks' strategic direction and priorities.
- Consultation with the business to determine business drivers and requirements, including a capacity review of the property portfolio.
- Undertaking a comprehensive location, functionality, condition and compliance based assessment of each property location.
- Undertaking market research to consider industry trends and changes to building, safety and environmental compliance obligation
- Reviewing the Strategic Property plan and updating as necessary
- Development of the Annual Property Capital Plan, annual Property Business Plan, relevant budgets and business cases.
- Approval of Property Services' updated planning documents by the Financial Expenditure Review Committee (FERC).

At the end of the '*Plan*' stage Property Services has a clear understanding of the business need, which is reflected in the Strategic Property plan and approved Property Capital Plan and budget for the next financial year.

At the completion of each project over \$500,000 a Post Implementation Review (PIR) is undertaken, which identifies any variations to the approved plans. Any material variations to the plan between \$500k and \$1.5M will be reviewed by the accountable General Manager via a quarterly Closeout Report. Each project over \$1.5M will be presented to the CEO/CFO through FERC. The PIR is presented to the FERC for review with 'lessons learnt' used to inform the future planning processes.

Build

The '*Build*' stage is focused on the acquisition (or lease) and build or major refurbishment of property in accordance with the Strategic Property plan and annual Property Capital Plan. Key documents in this stage include the Strategic Property Plan, annual Property Capital Plan, Office Accommodation Standards, Generic Depot Design Concept and Financial Authorities.

The '*Build*' stage involves –

- Issuing the approved Strategic Property plan and annual Property Capital Plan to the Capital Works Coordinator, ensuring a clear understanding of the purchase and refurbishment strategy for the upcoming financial year as detailed in the plan.
- Undertaking comprehensive market research to assess the availability, options and costs of relevant property for purchase (where required).
- Allocation of dedicated project managers, responsible for managing and overseeing capital works projects.

- Outsourcing building and refurbishment works to SA Power Networks' preferred panel of building suppliers.
- Regular inspections by project managers throughout the build and/or refurbishment process, including risk assessment and mitigation, as necessary.
- Ongoing liaison between project managers and depot management to minimise disruption and ensure ongoing functionality of the depot through the build and/or refurbishment process.

Maintain

The '*Maintain*' stage is focused on cleaning, maintenance and minor refurbishment of property assets in accordance with the Strategic Property plan and relevant legislative requirements. The Office Services Coordinator oversees the Property maintenance program. Key documents during this stage include the Strategic Property plan, annual Maintenance Work plan and Financial Authorities.

The '*Maintain*' stage involves –

- Maintenance and cleaning of all property assets in accordance with the annual maintenance work plan, the integrated facilities management contract, relevant legislative requirements, and environmental and workplace, health and safety standards.
- Regular property inspections / audits and record of break / fix requirements.
- Scheduling and outsourcing of maintenance and cleaning to SA Power Networks' preferred panel of cleaning services and building maintenance providers.
- Ensuring the Asset Register and internal and external databases are updated to reflect maintenance undertaken at offices and depots.

Manage

The '*Manage*' stage is focused on quality management and robust governance across the Property Expenditure Lifecycle to ensure the efficient and effective use of property assets and resources. Key documents include the SA Power Networks' Corporate Governance Manual, the Risk Management Policy and register, Panel Agreements and monthly performance reporting.

At a high level, effective property management and governance involves –

- Ongoing monitoring and management of internal resources and budgets in accordance with annual approved Capital Plan, Strategic Property plan and budget.
- Identification and management of risks in accordance with the Risk Management Policy and register.
- Monitoring compliance and legislative building and WH&S requirements.
- Managing our professional relationships with external service providers, including monitoring work in accordance with Panel Agreements and agreed key performance indicators (KPIs).

- Monitoring and reporting against budget and KPIs, allowing decisions and strategies to be adjusted as necessary.

5.0 PROPERTY SERVICES STRUCTURE, ROLES AND FUNCTIONS

The Property Services group is managed by the Manager Change, Environment and Property and comprised of the three business units –

- Maintenance Services
- Office Services
- Capital Works

This group does not include construction or maintenance of Network assets such as substations, nor does it include property related transactions (easements, acquisitions / divestments, etc.) undertaken by the Real Estate Branch.

The Manager Change, Environment and Property is responsible for the ‘Plan’ and ‘Manage’ components of the property management lifecycle. A brief description of the roles and function of each business unit is described below.

Maintenance Services

Maintenance Services is responsible for the ongoing supply of:

- Building maintenance – the maintenance of all buildings and offices (other than substations) and their associated plant. This includes all fixed buildings, electrical fittings, air conditioning, fencing, general yard and hardstand areas, the fabric of buildings and the associated services such as plumbing.
- Building minor capital works - the management of minor capital work associated with buildings. This includes fit outs, extensions, relocations, minor civil works and consultancy advice.

Office Services

Office Services is responsible for the ongoing supply of the following services:

- Cleaning
- Waste Removal
- Pest Control
- Lift Maintenance
- Catering
- Sanitary Services
- Fire Equipment Maintenance
- Mail Services
- Security Services

- Security Systems
- Stores (Keswick only)

The above services are supplied to all building and office locations in SA Power Networks to the standards set by Office Services in negotiation with the internal stakeholders.

Maintenance and Office Services are collectively responsible for the '*Maintain*' component of the Property Management Lifecycle.

Capital Works

The Capital Works group is responsible for coordinating a range of activities associated with the refurbishment and renewal of our property portfolio. This includes strategic property planning, office refurbishments (both large and small) as well as construction of new buildings and property infrastructure.

Capital Works is responsible for the '*Build*' component of the Property Management Lifecycle.

Building and refurbishment projects are outsourced to a preferred panel of building suppliers. The current panel was established in late 2013 by the Procurement and Contracts team following a competitive procurement process. The panel has been established for a period of 3 years with the option to extend by one term of 2 years in accordance with Australian Standard Construction Terms and Conditions (AS4000). The panel agreement includes an agreed schedule of rates, although cost consultants are engaged to assist with managing large projects.

Detailed building design and scoping ensure compliance with relevant legislative requirements and standards, including SA Power Networks' Generic Depot Design Concept and Office Accommodation Standards.

Scheduled maintenance, cleaning and repairs to our properties are undertaken by a preferred panel of cleaning services and building maintenance providers. The integrated facilities management panel was established in June 2014 by the Procurement team following a competitive procurement process. The panel arrangement has been established for a period of 3 years with the option to extend for a further 2 years.

6.0 PROPERTY PROFILE

SA Power Networks owns and leases a range of property across South Australia, including a mix of commercial, industrial, metropolitan and country Depots and Office accommodation.

SA Power Networks' strategic approach has traditionally been to purchase (rather than lease) the vast majority of its non-system assets, including property assets, for the delivery of its network program of work based on robust financial analysis. SA Power Networks therefore owns its property assets, except where it was more cost-efficient to lease a property or where suitable purchase options were unavailable.

SA Power Networks' property portfolio (ie. the number and type of property assets) reflects the strategic and operational requirements of the business. Across the State and within the greater Adelaide metropolitan area, SA Power Networks currently has 49 properties associated with field and office-based operations. The current composition and profile of our property assets as at 30 June 2018 is shown at Table 2 and Chart 1.

The location of our metropolitan property across greater Adelaide is shown in Figure 4 and our property locations across regional and rural South Australia are shown in Figure 5.

Table 2 – Property portfolio as at 30 June 2018:

| Property type | Owned | Leased | Total |
|---------------------|-----------|-----------|-----------|
| Commercial | 3 | 6 | 9 |
| Industrial | 6 | 4 | 10 |
| Metropolitan Depots | 6 | 0 | 6 |
| Country Depots | 22 | 2 | 24 |
| Total | 37 | 12 | 49 |

Chart 1 – Property Portfolio

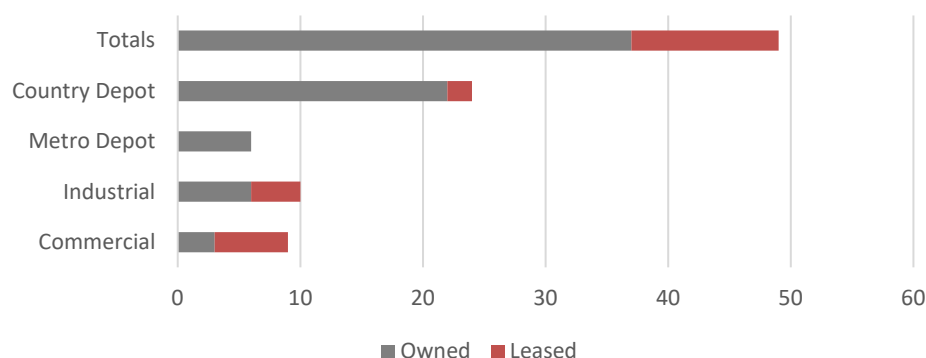


Figure 4 – Metropolitan Property Locations

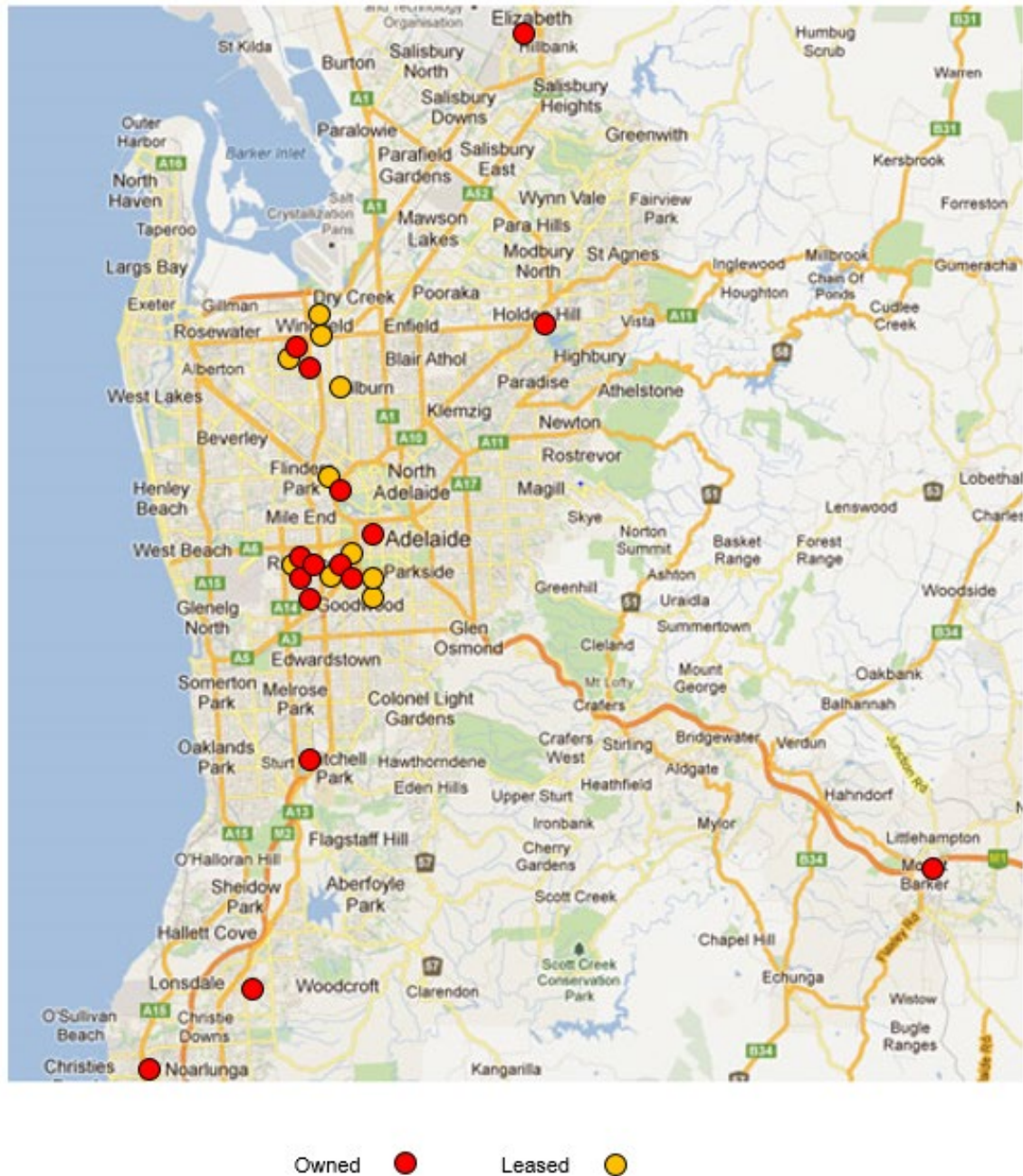


Figure 5 – Regional and Rural Property Locations



7.0 2015-2020 PERIOD PERFORMANCE

Current Period Performance

The buildings and property actual / forecast expenditure is \$52.0 million (nominal \$), 33% below the AER allowance of \$77.4 million (nominal \$), refer Table 3.

Table 3 – Comparisons of buildings and property AER allowance and actual/forecast capital expenditure, year by year (\$million)

| Building and Property (\$m) | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | Total |
|-----------------------------|---------|---------|---------|---------|---------|-------|
| Allowance | 16.4 | 13.9 | 13.4 | 14.2 | 19.6 | 77.4 |
| Actual / forecast | 7.7 | 6.8 | 11.4 | 10.8 | 15.2 | 52.0 |
| Variation | 8.7 | 7.1 | 2.0 | 3.3 | 4.3 | 25.4 |

The program for the current 2015-2020 RCP was developed on the basis of a rigorous condition-based assessment by internal stakeholders of all properties within the portfolio, which comprised 45 properties associated with field and office based operations across the State and within the greater Adelaide metropolitan area.

Significant investment has been made during the current period to address the outcomes of the condition-based assessment, highlighted by the major property works proposed in the 2015-20 RCP outlined in Table 4 below.

Table 4 – Major Property Works 2015-2020 RCP

| Location | Nature of work proposed | Status |
|---|--|--|
| Angaston | Acquisition of land and construction of a new larger 'Barossa' Depot | Design has been completed, land purchased, and council approvals gained. Completion is due in 2019/20. |
| Seaford | Build and fit out of a new Depot. | The design of this new southern depot is scheduled for 2019/20. The delay is due to wanting to learn from our design and approach at the Angaston Depot prior to beginning work on the Seaford Depot. The build is scheduled to commence in 2020/2021. |
| Streaky Bay, Port Pirie, Angle Park, Marleston South, Murray Bridge | Condition driven redevelopments | Completed |
| Angle Park North | Relocation of functions and reconfiguration of existing site. | No major works undertaken beyond some safety and compliance activity and minor accommodation refurbishments. Conservative approach adopted. |

| Location | Nature of work proposed | Status |
|-----------------|---|---|
| Marleston North | Relocation of functions and reconfiguration of existing site. | No major works undertaken beyond some safety and compliance activity and minor accommodation refurbishments. Conservative approach adopted. |
| Keswick | Ongoing refurbishment program of the corporate Head Office. | Refurbishment has commenced, however consideration for our 24/7 operations within the building has meant this will only be partially completed by 2020. There are still remaining mechanical services and refurbishment activities required in the next period. |
| Clare | Build and fit-out of new and expanded Depot on existing site | Substantive works will be completed next period. |
| Kadina | Build and fit-out of new and expanded Depot on existing site | A major refit of the office and groundworks has been completed in the current period. |

In addition to the above work we have been prudently addressing safety issues particularly through all metropolitan and regional Depots.

However, we have deferred some large property refurbishments to later in the current 2015-20 period (or into the 2020-25 RCP) until we have greater clarity and certainty on the use and function of some properties, for example:

- there has been some revision to our service delivery model which is changing the use of Depots; and
- the needs of some business functions are changing based on the evolving technologies and the future use of the distribution network.

In the 2020-25 RCP we are forecasting the completion of work that commenced in the current period and have prioritised refurbishment of the other industrial properties. We are also anticipating the need to replace some large mechanical services (eg. generator) in the Keswick office building but are not forecasting the creation of any new Depots.

For these reasons we are forecasting a higher spend in the 2020-2025 RCP than actual expenditure in the 2015-20 period.

8.0 PROPERTY CAPITAL EXPENDITURE

The preparation of the Regulatory Reset Proposal 2020-2025 is a collaborative process involving cost estimates developed by SA Power Networks' personnel, with support from external consultants with relevant expertise, for presentation to the AER.

To assist with estimates for Property Capital Expenditure for inclusion in the Regulatory Reset Proposal 2020-2025, we have reviewed the condition of buildings and site improvements through the owned and leased property portfolio, and identified property expenditure anticipated through the RCP in the context of meeting required outcomes.

The provision of a fit-for-purpose, functional, safe and compliant property is paramount to ensure our employees have the right facilities available to them and that these facilities meet modern standards, comply with all legal and regulatory requirements, and provide a safe work environment.

8.1 APPROACH

The scope and quantum of property capital expenditure for the 2020-2025 RCP is based on a rigorous Property Condition Review completed by specialist Quantity Surveyors and cost estimators to determine estimates associated with the condition of all SA Power Networks properties in Metropolitan and Regional locations being 49 in total.

This comprehensive approach to the assessment of current condition and suitability for SA Power Networks use through the 2020-2025 RCP supports *SA Power Networks' Future Operating Model, 2016–2031* to provide and maintain fit-for-purpose property assets through the portfolio.

Whilst significant improvements have been made in the overall condition of the property portfolio, Property Services has identified significant investment is still required for the 2020-2025 RCP to deliver optimal property services to support field operations.

Property capital expenditure represents the most cost-effective use of funds to maintain property assets in a reasonable fit-for-purpose state and be compliant with Building, Statutory and Occupational Health codes as they may apply. We aim to

- maintain a consistent and equitable standard of repair across all sites;
- undertake ongoing reviews of all sites to identify and classify capital requirements;
- consult with site stakeholders on an ongoing basis to identify specific needs; and
- ensure buildings are compliant with all relevant legislative requirements.

Consultants MRS Property were also engaged and worked closely with SA Power Networks' internal stakeholders to identify

- all relevant property assets (owned and leased);
- forecast work structure and workforce numbers to ascertain associated employee numbers and projected growth;
- existing and forecast capacity per site;

- planned building maintenance and repair; and
- property efficiencies and necessary improvements.

This dual approach is based on asset condition and an outlook that factors in the effective and safe provision of services associated with each facility and how they interact with others. The refined approach reflects the most prudent and efficient service model at each location, underpinned by common design and cost approaches, and driven by efficient service outcomes.

The resultant Property Capital Expenditure estimates have been developed by means of

- a phased approach of consultation with SA Power Networks staff;
- a Property Condition Review prepared by Rider Levett Bucknall;
- a rigorous review of resultant capital expenditure projects by Property Services and MRS Property, in the context of the Property Management Lifecycle; and
- ongoing verification and discussion with SA Power Networks stakeholders,

to ensure a well-considered and relevant plan with prudent and cost-effective outcomes.

All such research and analysis applies to owned and leased property assets throughout South Australia, covering business functions such as Head Office, Depot, Office, Industrial non-Depot, Parking, vacant land and training facilities.

Substation property and line easement expenditure forecasts are excluded from this review and incorporated separately within the 'Network' cost classification.

8.2 PROPERTY CONDITION REVIEW

Rider Levett Bucknall (RLB) was engaged to complete a Property Condition Review for all SA Power Networks properties in metropolitan, regional and rural locations across South Australia. This engagement was coordinated by specialist property consultants MRS Property.

Rider Levett Bucknall is a leading independent global organisation in cost management and quantity surveying, project management and advisory services; refer www.rlb.com

MRS Property is an independent property advisory, consulting and asset management company specialising in the Adelaide commercial and industrial property markets; refer www.mrs.com.au

Engagement

RLB completed inspections of all owned and leased properties and, in most instances, with the guidance of SA Power Networks employees with regard to site history and maintenance programs.

RLB were engaged on the basis of the following Scope of Works:

- Data collection via site visits to all locations.
- Identification and commentary on those assets approaching obsolescence and those requiring repair, refurbishment or replacement during the 2020-2025 RCP period via visual inspection (no physical testing) and including the following components:
 - ✓ Architectural fabric - including cladding, roofing, walls, finishes.
 - ✓ Structural - including evidence of cracking, stresses, degradation.
 - ✓ Engineering Services – Mechanical, Electrical, Fire, Hydraulics.
 - ✓ Civil – pavements including hardstand, carparking and roadways
- Access to the maintenance manager or site representative to discuss the history of each site including routine, deferred and future scheduled maintenance.
- Broad description of building and site infrastructure.
- Assess prudent investment and prepare an estimate of costs to apply to all property assets during the 2020–2025 RCP including allocation of on-costs such as contingencies, fees and statutory authority costs. Estimates were framed with standards which apply to classification of property use by SA Power Networks.

Supporting works, undertaken collaboratively by SA Power Networks, MRS Property and specialist external consultants (where relevant), included:

- Assessment of the compliance with the Building Code of Australia, the National Construction Code, and the Disability Discrimination Act.
- Assessment of the compliance with Work Health & Safety regulations.
- Detailed structural and civil assessments.
- Detailed engineering services assessments.
- Environmental site assessments.

RLB noted any obvious non-compliance while inspecting properties and rectification cost estimates pertaining to this supporting work have been completed by SA Power Networks where necessary, through the engagement of in-house and external consultants with a detailed knowledge of these specialist inputs.

Projects completed through the 2015-2020 RCP have been acknowledged when developing the strategy for the 2020-2025 RCP.

Cost Estimates for Property Capital Expenditure

In the context of Property Capital Expenditure estimates, 'cost' is defined as a prudent level of investment in an asset to enhance longevity and maximise performance.

Cost Estimates associated with the RLB Property Condition Review amount to \$85,603 526, categorised by Description of Works as follows in Table 5.

Table 5 – Cost Estimates determined by RLB, by Description of Works

| | |
|------------------------------|---------------------|
| Architectural Fabric | \$21,840,066 |
| Structural | \$7,834,728 |
| Engineering Services | \$3,297,600 |
| Civil Works | \$18,469,835 |
| On-costs & Professional Fees | \$34,143,155 |
| TOTAL, 2020–2025 RCP | \$85,603,526 |

The Total is inclusive of On-costs comprising:

- Builder's preliminaries.
- Builder's profit margin.
- Locality loading to account for the cost premium applicable to regional sites.
- Cost escalation over the five-year period 2020-2025.
- SA Power Networks supervision comprising 3X full-time equivalents over the five-year period.
- Contingency allowances to account for additional works not currently identifiable that may arise during the redevelopment works.

The total cost estimate is exclusive of GST.

Assessment criteria

In order to attribute ratings/ scores and therefore identify likely expenditure through the 2020 - 2025 RCP, an assessment criteria and rating mechanism was established for all property types which enabled a total score to be given that included a combination of location, functionality, condition and compliance- each scored out of 10. A summary of this criteria can be seen in Table 6 below; in addition, Appendix 1 shows the ratings for each area per site.

Table 6 – Assessment criteria

| Property Assessment criteria | Maximum score | Scoring range | Scoring guide | Assessment factors |
|------------------------------|---------------|---------------|-------------------------|--|
| Location | 10 | 1 - 10 | Poor- Excellent | Business services catchment Access/ egress Public transport Township |
| Functionality | 10 | 1 - 10 | Poor- Excellent | Suitability of use Site access Service vehicle parking Staff parking Circulation Main buildings |
| Condition | 10 | 1 - 10 | Obsolete - Excellent | Main buildings Outbuildings Paving Fencing Age Overall obsolescence |
| Compliance | 10 | 1 - 10 | No- Partial- Compliance | Contamination Site access Building codes Safety Staff amenities |

Variations to Property Capital Expenditure

Supplementary evidence provided by SA Power Networks' stakeholders, Property Services and MRS Property - pertaining to location, functionality, condition and compliance - indicated that in some instances a more conservative approach could be taken to a number of projects identified by RLB. In addition, Property Services identified other complimentary works to be completed through the 2020-2025 RCP.

To this end a considered and rigorous approach has been applied to Property Capital Expenditure. This was done by applying the following criteria:

- Reviewing any sites with a total score over 20 from the condition based review (the total score is a combination of location, functionality, condition and compliance- each scored out of 10).
- Of those sites with a total score over 20, reviewing those with a score of 5 or above for functionality and condition. The proposed works for those sites were then reviewed by Property Services and key stakeholders to discuss and confirm what could be excluded.
- Reducing the scope of works, and allocated funding required, for the Keswick 1AH site to account for work completed in the 2015 -2020 RCP.

As a result, some future RLB projects were modified and/or deferred and supplementary works contemplated by Property Services to more appropriately align outcomes with the current period expenditure and the Property Management Lifecycle.

The resultant Property Capital Expenditure for the 2020-2025 RCP is \$67,153,329 (nominal). This is a reduction of some 21.55% overall.

Summary

A detailed summary by Property, including the Variations, is scheduled in Table 6 below:

Table 7 – Cost Estimates by Property

| Metropolitan Location | Architectural | Structural | Engineering Services | Civil Works | On Costs & Professional Fees | Total Estimated Costs |
|-----------------------|--|------------|----------------------|-------------|------------------------------|---|
| Adelaide – 11E | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 +\$100,000 |
| Angle Park - North | \$3,531,590 | \$504,500 | \$441,250 | \$4,798,025 | \$5,656,026 | \$14,931,391 |
| Angle Park -South | \$600,450 | \$180,500 | \$279,000 | \$23,500 | \$665,209 | \$1,748,659 |
| Angle Park - SEC | \$421,500 | \$115,000 | \$65,800 | \$94,250 | \$428,674 | \$1,125,224 |
| Elizabeth | \$136,645 | \$181,700 | \$72,450 | \$1,244,275 | \$1,000,658 | \$2,635,728 -\$100,000 |
| Ferryden Park | Exclude – third party lease by Enerven | | | | | |
| Hindmarsh | \$132,425 | \$65,000 | \$79,400 | \$750 | \$170,166 | \$447,741 - \$65,000 +\$250,000 -\$250,000 |
| Hindmarsh - D CP | Exclude – third party lease by Enerven | | | | | |
| Holden Hill | \$39,650 | \$60,850 | \$34,500 | \$24,550 | \$100,498 | \$260,048 -\$260,048 |
| Keswick – 1AH | \$9,196,856 | \$38,700 | \$715,050 | \$239,950 | \$6,205,239 | \$16,395,795 -\$9,100,000 |
| Keswick – 12-22R | \$910,000 | \$0 | \$0 | \$0 | \$554,396 | \$1,464,396 -\$1,464,396 |
| Keswick – CP | \$0 | \$0 | \$17,000 | \$740,550 | \$462,267 | \$1,219,817 -\$1,219,817 |
| Keswick – 1RR | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 +\$200,000 -\$200,000 |

| Metropolitan Location | Architectural | Structural | Engineering Services | Civil Works | On Costs & Professional Fees | Total Estimated Costs |
|-------------------------|---|--------------------|----------------------|---------------------|------------------------------|--|
| Kurralt Park | \$195,000 | \$493,500 | \$56,500 | \$503,350 | \$762,937 | \$2,011,287 -\$2,011,287 |
| Marleston - North | \$1,148,875 | \$260,000 | \$368,100 | \$711,870 | \$1,533,143 | \$4,021,988 |
| Marleston - South | \$211,255 | \$153,500 | \$121,500 | \$691,735 | \$725,393 | \$1,903,383 |
| Marleston – 34G | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 +\$700,000 -\$700,000 |
| Morphett Vale | Exclude - property to be sold | | | | | |
| Richmond – 229R | \$38,885 | \$0 | \$0 | \$0 | \$24,219 | \$63,104 -\$63,104 |
| Seaford | \$200,000 | \$1,315,000 | \$30,000 | \$2,775,000 | \$2,631,030 | \$6,951,030 -\$425,000 |
| St Marys | \$150,000 | \$544,600 | \$65,450 | \$2,225,400 | \$1,824,079 | \$4,809,529 |
| Wayville – 2-3G | \$123,605 | \$0 | \$0 | \$0 | \$76,715 | \$200,320 -\$200,320 |
| Wayville – CP | Exclude - leased property to be vacated | | | | | |
| Wingfield – 261S | Exclude – third party lease by Enerven | | | | | \$18,142 -\$18,142 |
| Wingfield – 12S | \$17,200 | \$50,000 | \$33,000 | \$0 | \$20,538 | \$120,738 \$120,738 |
| TOTAL (RLB) | \$17,053,936 | \$3,962,850 | \$2,379,000 | \$14,073,205 | \$22,841,187 | \$60,328,320 |
| Total Variations | | | | | | -\$5,947,852 |
| TOTAL (prudent) | | | | | | \$54,380,468 |

| Regional & Rural Location | Architectural | Structural | Engineering Services | Civil Works | On Costs | Total Estimated Costs |
|---------------------------|---------------|------------|----------------------|-------------|-----------|---|
| Angaston | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 +\$300,000 |
| Barmera | \$607,725 | \$123,500 | \$30,000 | \$227,180 | \$843,485 | \$1,831,890 -\$1,000,000 |
| Bordertown | \$410,850 | \$153,750 | \$45,500 | \$210,150 | \$702,197 | \$1,522,447 |
| Ceduna | \$78,500 | \$120,000 | \$30,000 | \$246,250 | \$488,382 | \$963,132 |
| Clare | \$187,930 | \$479,500 | \$56,250 | \$199,265 | \$715,734 | \$1,638,679 |
| Cleve | \$60,725 | \$126,000 | \$30,000 | \$64,250 | \$289,438 | \$570,413 |
| Davenport | \$16,875 | \$63,450 | \$35,000 | \$290,650 | \$349,065 | \$755,040 -\$755,040 |
| Gumeracha | \$814,400 | \$570,500 | \$33,500 | \$86,075 | \$918,282 | \$2,422,757 |

| Regional & Rural Location | Architectural | Structural | Engineering Services | Civil Works | On Costs | Total Estimated Costs |
|---------------------------|--|--------------------|----------------------|--------------------|---------------------|-------------------------|
| Kadina | \$0 | \$115,000 | \$30,000 | \$164,155 | \$238,699 | \$547,854 -\$547,854 |
| Kingscote | \$35,375 | \$115,000 | \$41,450 | \$23,775 | \$307,694 | \$523,294 -\$523,294 |
| Mount Barker | \$142,265 | \$144,500 | \$107,000 | \$411,715 | \$495,112 | \$1,300,592 |
| Mount Gambier | \$280,205 | \$162,650 | \$78,000 | \$159,500 | \$584,675 | \$1,265,030 |
| Murray Bridge | \$165,675 | \$125,000 | \$30,000 | \$282,350 | \$398,772 | \$1,001,797 |
| Naracoorte | \$141,000 | \$125,750 | \$48,800 | \$258,250 | \$493,128 | \$1,066,928 |
| Nuriootpa | Exclude - property to be sold | | | | | |
| Port Augusta | \$880,300 | \$133,750 | \$68,150 | \$1,800 | \$928,353 | \$2,012,353 |
| Port Lincoln | \$118,500 | \$115,000 | \$39,250 | \$406,750 | \$639,206 | \$1,318,706 |
| Port Pirie | \$11,405 | \$123,528 | \$40,700 | \$227,005 | \$265,400 | \$668,038 -\$668,038 |
| Roxby Downs | Exclude – third party lease by Enerven | | | | | |
| Streaky Bay | \$0 | \$115,000 | \$30,000 | \$1,100 | \$162,019 | \$308,119 -\$308,119 |
| Victor Harbor | \$421,750 | \$130,800 | \$0 | \$423,500 | \$636,194 | \$1,612,244 |
| Whyalla | \$31,250 | \$124,950 | \$50,000 | \$375,750 | \$449,181 | \$1,031,131 |
| Wudinna | \$15,000 | \$215,250 | \$65,000 | \$122,750 | \$459,830 | \$877,830 |
| Yorke town | \$366,400 | \$489,000 | \$30,000 | \$214,410 | \$937,122 | \$2,036,932 |
| TOTAL (RLB) | \$4,786,130 | \$3,871,878 | \$918,600 | \$4,396,630 | \$11,301,968 | \$25,275,206 |
| Total Variations | | | | | | \$3,502,345 |
| TOTAL (prudent) | | | | | | \$21,772,861 |

| | | | | | | |
|-------------------------|---------------------|--------------------|--------------------|---------------------|---------------------|---------------------|
| TOTALS (RLB) | \$21,840,066 | \$7,834,728 | \$3,297,600 | \$18,469,835 | \$34,143,155 | \$85,603,526 |
| Total Variations | | | | | | \$18,450,197 |
| TOTAL (prudent) | | | | | | \$67,153,329 |

Property Capital Expenditure, comprising cost estimates for all 49 properties subject to the RLB Property Condition Review and including variations and supplementary expenditure estimates from SA Power Networks, is a total of \$76,153,329, as depicted in Table 7 and Chart 2 below.

Table 8 – Cost Estimate by Property Use (nominal)

| Function | Owned | Leased | Totals |
|---------------------------------|---------------------|--------------------|---------------------|
| Commercial | \$7,295,795 | \$0 | \$7,295,795 |
| Industrial | \$27,228,068 | \$1,125,224 | \$28,353,292 |
| Depot – Metro | \$9,348,640 | \$0 | \$9,348,640 |
| Depot – Country | \$21,772,861 | \$0 | \$21,772,861 |
| Total Net Cost Estimates | \$66,028,105 | \$1,125,224 | \$67,153,329 |

Chart 2 – Cost Estimate by Property Use

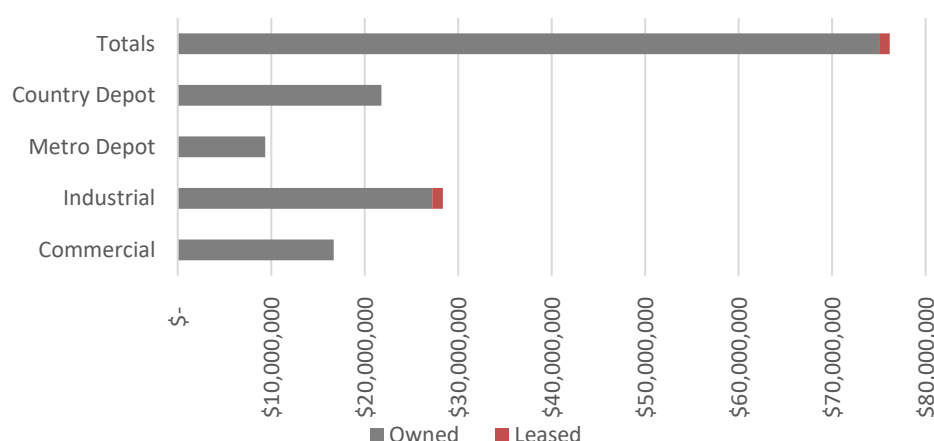


Table 9 – Major Property Works 2020-2025 RCP

| Location | Nature of work proposed |
|------------------|---|
| Angle Park North | Refurbishment of Logistics Warehouse, including toilet upgrades and an fire services upgrade. New fit out in multiple buildings, replacement of storage facilities, substantial replacement of pavements, and traffic flow improvements. |
| Clare | Demolition and rebuild of existing Office, reclad workshop, upgrade lighting, and replacement of pavements. |
| Gumeracha | Demolition of existing Office, building of a new office including lunch / meeting room and a new workshop. |
| Keswick | Ongoing refurbishment program of the corporate Head Office including replacement of external cladding. |
| Marleston North | Transformer Workshop: roof and wall replacement, extension of lunchroom, toilet refurbishment, air-conditioning replacement. Refurbishment to a number of other building on site, including the substation workshop, welding workshop, substation store, and oil plant. Upgrade to traffic flow, pavements and site storage facilities. |

| Location | Nature of work proposed |
|------------|---|
| St Marys | Refurbishment of the main office; upgrades to the toilets, workshops and storage sheds. Replacement of pavements. |
| Seaford | Build new depot and Logistics Hub. |
| Yorke town | Rebuild existing office accommodation. |

The remaining capital works program comprises moderate and minor works to address the outcomes of the Property Condition Review and the prudent consideration and variations by Property Services.

The summary capital expenditure by Property is attached at Appendix I.

Individual summaries outlining the attributes of each existing property with photos and site plans, along with the capital expenditure estimates, are detailed in Appendix II.

8.3 2020-2025 PROGRAM OF WORKS

Our approach to the development of the Property Capital Expenditure 2020-2025 RCP Program of Works is outlined in Figure 6.

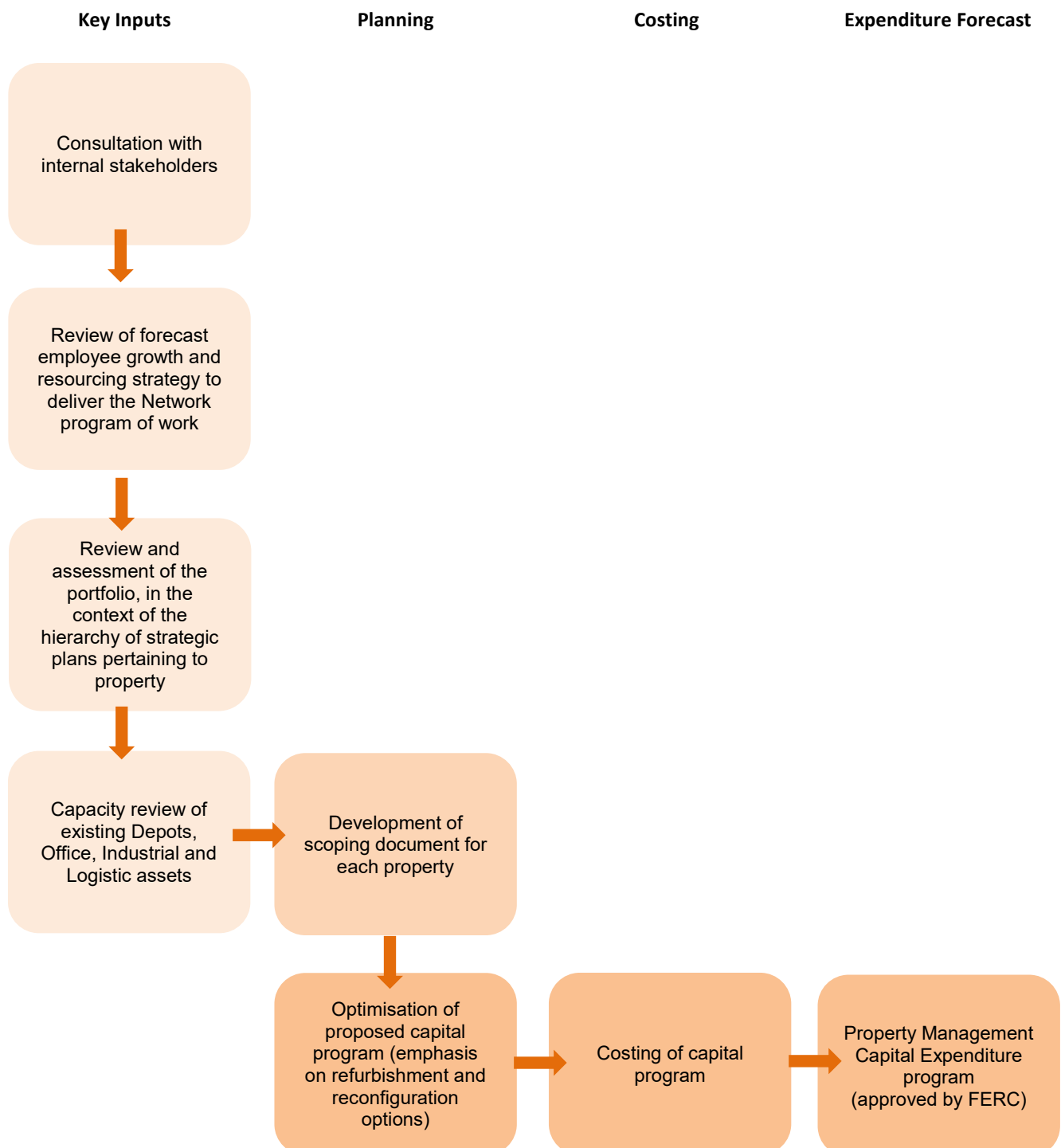
With the assistance of MRS Property, the program was developed through a collaborative and phased approach, which moved from the Condition Review completed by Rider Levett Bucknall to a more holistic and practical view by Property Services, considering both individual property locations and the broader portfolio characteristics and prudent use demands.

The process involved –

- Consultation with internal stakeholders to examine the existing property portfolio, including use and functions at each location, capacity and forecast operations and employee growth, and to identify potential options to inform the 2020-2025 program of works.
- An analysis by the business of forecast employee growth and the associated resourcing strategy to deliver the Network program of works and the implications of this for SA Power Networks' property portfolio.
- A comprehensive review of condition, functionality, compliance and condition of each property location by Property Services.
- A capacity review of Depots including identification and analysis of options for each property location and consideration of refurbishment and replacement comprising land acquisition and new-build options.
- Costings were estimated to reflect the works identified for each property by Rider Levett Bucknall Quantity Surveyors, MRS Property and SA Power Networks.
- Prioritisation and optimisation of the proposed capital program with an emphasis on relocation, reconfiguration, refurbishment and re-leasing options wherever possible to reduce the requirement for land acquisition, redevelopment and new-build options.

- A critical analysis of the findings and their application to each individual property by Property Services to assess priority through the 2020-2025 RCP.
- Development of the Property Capital Expenditure 2020-2025 RCP Program of Works.

Figure 6 - Development of the 2020-2025 Program of Works



On this basis, property capital expenditure through the 2020-2025 RCP has been apportioned to align with Property Services' objectives and the current 2015-2020 RCP program of works; refer Table 8.

Table 10 – 2020-2025 RCP Program of Works, by Location (\$ nominal)

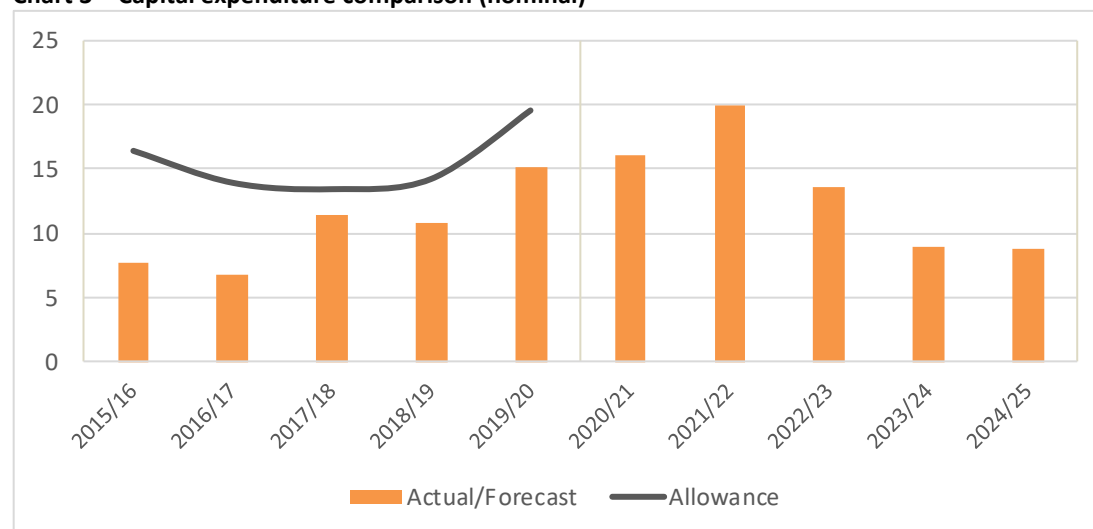
| Estimated Works | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 |
|-----------------|---------------------|---------------------|---------------------|--------------------|--------------------|
| Metropolitan | \$12,012,414 | \$13,334,105 | \$10,055,011 | \$4,766,754 | \$5,249,495 |
| Regional | <u>\$3,997,245</u> | <u>\$6,617,131</u> | <u>\$3,477,164</u> | <u>\$4,182,718</u> | <u>\$3,498,604</u> |
| Totals | \$16,009,659 | \$19,951,236 | \$13,532,175 | \$8,949,472 | \$8,748,099 |

The Property Capital Expenditure program of works for the 2020-2025 RCP has been approved by Executive Management Group.

A detailed program of works by Property Address and Property Type is attached at Appendix I.

The spend comparison between the current period, as outlined in Section 7.0, and the forecast 2020-2025 RCP is included in Chart 3 below.

Chart 3 – Capital expenditure comparison (nominal)



The provision of a fit-for-purpose, functional, safe and compliant property portfolio is paramount. The 2020-2025 RCP Property Capital Expenditure estimates align with the Property Drivers to ensure the provision for our employees of fit-for-purpose property that meets modern standards, complies with all legal and regulatory requirements, and provides a safe work environment.

In the event we did not receive adequate capital expenditure for property maintenance and management:

- safety issues at sites would increase placing our employees, contractors and customers at risk;
- environmental impacts may not be managed adequately resulting in damage to waterways, fauna, flora, public perception and fines;
- additional maintenance costs will be incurred;
- allocation of funds and operating resources will be insufficient to maintain assets beyond their useful life;
- higher levels of expenditure will be incurred in subsequent periods due to issues caused through lack of asset maintenance; and
- customer service levels may reduce due to poorly functioning property assets.

End.



PROPERTY MANAGEMENT CAPITAL EXPENDITURE 2020 - 2025

APPENDICES

APPENDIX I

COST ESTIMATE SUMMARY AND PROGRAM OF WORKS

| | Metropolitan Location | Tenure | Category | Architectural | Structural | Engineering Services | Civil Works | On Costs & Professional Fees | Total Estimated Costs (RLB) | Proposed Works (RLB) | Location | Functionality | Condition | Compliance | Variations to Proposed Works (RLB) by SAPN | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | | Variation |
|----|--------------------------|----------------|----------|--|------------|----------------------|-------------|------------------------------|-----------------------------|---|----------|---------------|-----------|------------|--|-------------|-------------|-------------|-------------|-------------|--------------|---------------|
| 1 | Adelaide - 11Eliza | Own | D | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Not initially assessed by RLB. New function identified from service demand and proposed by SAPN. | 8 | 5 | 5 | 5 | Add notional allocation of \$100,000 by SAPN for works to create a new CBD Operations Centre, operated in conjunction with Marlestone South CBD Depot. | \$100,000 | | | | | \$100,000 | \$ 100,000 |
| 2 | Angle Park North - 500GJ | Own | I | \$3,531,590 | \$504,500 | \$441,250 | \$4,798,025 | \$5,656,026 | \$14,931,391 | Logistics Warehouse - partial slab remediation, portable Office fitout including toilet, fire services upgrade. Logistics External - replace Storage Sheds, wash bay, u/c EWP parking, security, replacement pavements (25350 sqm) - with concrete hardstand. Logistics Office - Office fitout including AC. Logistics Storage - demolition and replacement with new store. Pole Admin - defit and new fitout including toilets. Pole Carpark - replace roof, wash bay, u/c EWP parking, security, waste fill, pavement (650sqm) | 7 | 5 | 5 | 4 | Nil | \$2,986,278 | \$2,986,278 | \$2,986,278 | \$2,986,278 | \$2,986,278 | \$14,931,391 | \$ - |
| 3 | Angle Park South - 622S | Own | I | \$600,450 | \$180,500 | \$279,000 | \$23,500 | \$665,209 | \$1,748,659 | Fleet Workshop - roof and wall replacement, window replacement, epoxy floor finish, u/c EWP parking, AC replacement. Fleet Office - paint, replace AC Maintenance Toilet - full internal refurbishment. Maintenance Lunchroom - replace portable, replace concrete hardstand. Maintenance Workshop - washbay, replacement AC, security | 5 | 4 | 5 | 4 | Nil | \$874,330 | \$874,330 | | | | \$1,748,659 | \$ - |
| 4 | Angle Park SEC - 480GJ | Lease (Ground) | I | \$421,500 | \$115,000 | \$65,800 | \$94,250 | \$428,674 | \$1,125,224 | Training Centre - roof replacement, recarpet, repair & renovations, furniture renewal. Training Transportable - replace floor finishes Wash Bay, u/c EWP parking, security services, gravel (600sqm) | | | | | Nil | | | | \$562,612 | \$562,612 | \$1,125,224 | \$ - |
| 5 | Elizabeth | Own | D | \$136,645 | \$181,700 | \$72,450 | \$1,244,275 | \$1,000,658 | \$2,635,728 | Office - paint, replace fixtures, replace AC. Workshop/Office - replace wall cladding, windows, floor finishes, paint. Transportable Office1 - replace portable. Transportable Office2 - replace portable. Wash bay, u/c EWP parking, security, concrete hardstand (2580 sqm) and asphalt paving (6020 sqm). | 8 | 7 | 8 | 7 | Exclude replacement of Transportable Office 1 and Office 2: approx \$100,000 | | | | \$1,217,864 | \$1,317,864 | \$2,535,728 | -\$ 100,000 |
| 6 | Ferryden Park | Lease | I | Exclude - third party lease by Enerven | | | | | \$0 | Nil. | | | | | Nil | | | | | | \$0 | \$ - |
| 7 | Hindmarsh - 1SP | Own | C | \$132,425 | \$65,000 | \$79,400 | \$750 | \$170,166 | \$447,741 | Roof replacement, carpet replacement, ceiling replacement, replacement existing sanitary plumbing, lighting upgrade, security. | 9 | 8 | 8 | 8 | Exclude Wash bay c. \$65,000 (RLB) Exclude SAPN notional allocation of \$250,000 to replace remaining Airconditioning units | | | | | \$382,741 | \$382,741 | -\$ 65,000 |
| 8 | Hindmarsh - Drayton | Lease | C | Exclude - third party lease by Enerven | | | | | \$0 | Nil. | | | | | Nil | | | | | | | \$ - |
| 9 | Holden Hill | Own | D | \$39,650 | \$60,850 | \$34,500 | \$24,550 | \$100,498 | \$260,048 | Office - repairs. Workshop - roof replacement. Security, stormwater alterations. EWP parking. | 9 | 8 | 9 | 9 | Exclude as whole of property recently refurbished. | | | | \$0 | | \$0 | -\$ 260,048 |
| 10 | Keswick – 1AH | Own | C | \$9,196,856 | \$38,700 | \$715,050 | \$239,950 | \$6,205,239 | \$16,395,795 | Roof and external wall repairs, including replacement of metal façade panels. New fitout (5430 sqm) Toilet and tea point refurbishment. Upgrade kitchen equipment GF Canteen Partial replacement AC. Upgrade office equipment. | 8 | 8 | 7 | 6 | Exclude Refurbishment of GF lobby and waiting area; c. \$100,000 | \$5,365,265 | \$5,465,265 | \$5,465,265 | | | \$16,295,795 | -\$ 100,000 |
| 11 | Keswick – 12-22R | Lease | C | \$910,000 | \$0 | \$0 | \$0 | \$554,396 | \$1,464,396 | Demolish existing fitout and new fitout | 7 | 6 | 3 | 4 | Exclude demolish existing fitout and new fitout, ie. \$1,464,396 (RLB). Property to be vacated in current 2015-2020 RCP | \$0 | \$0 | | | | \$0 | -\$ 1,464,396 |
| 12 | Keswick - CP | Own | C | \$0 | \$0 | \$17,000 | \$740,550 | \$462,267 | \$1,219,817 | Paving (7600 sqm), new spoon drain, landscaping. | 8 | 8 | 7 | 8 | Exclude Paving, new spoon drain, landscaping, ie. \$1,219,817 | | | \$0 | \$0 | | \$0 | -\$ 1,219,817 |
| 13 | Keswick – 1RR | Lease | C | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Not initially assessed by RLB. | 8 | 8 | 8 | 8 | Exclude a notional allocation of \$200,000 which was to be included by SAPN for works to leased property | \$0 | \$0 | | | | \$0 | \$ - |
| 14 | Kurralta Park | Own | I | \$195,000 | \$493,500 | \$56,500 | \$503,350 | \$762,937 | \$2,011,287 | Demolish office building, new office building, new fitout in Museum including lighting upgrade, u/c EWP parking, security, asphalt paving (3250 sqm), fencing, stormwater. | 6 | 7 | 5 | 2 | Exclude demolition and new office building (with fitout), and external works, ie. \$2,011,287. | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | -\$ 2,011,287 |
| 15 | Marlestone (North) | Own | I | \$1,148,875 | \$260,000 | \$368,100 | \$711,870 | \$1,533,143 | \$4,021,988 | Oil Test Lab - new fitout. Oil Plant & Storage Shed - new canopy, replace pumps. Transformer Workshop - roof and wall replacement, extension of lunchroom, repaint floor, toilet refurbishment, AC replacement. External Storage - replace pavement, fencing replacement. U/c EWP parking, security, pavements (423 sqm). HV Office/Test Centre - pavements (400 sqm). Creative Services - windows replacement, repair column corrosion. Welding Workshop - replacement fitout, replace AC, upgrade dust extraction. Substation Workshop - part replacement AC, partial slab remediation, replace AC, pavements (560 sqm). Substation Store - replace roof & walls, office fitout, pavements (300 sqm). Substation External Storage - pavements (1250 sqm). Lunchroom - replace portable. | 6 | 4 | 4 | 2 | Nil Environmental allocation excluded - significant history of site contamination on this site. Funds associated with remediation are allocated from elsewhere within SAPN (Environmental Site Provisions). | \$1,340,663 | \$1,340,663 | \$1,340,663 | | | \$4,021,988 | \$ - |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|----|-------------------|-------|---|---|-------------|-------------|--------------|--------------|--------------|--|---|---|---|---|---|--------------|--------------|--------------|-------------|-------------|--|--------------|---------------|-------------|
| 16 | Marleston (South) | Own | D | \$211,255 | \$153,500 | \$121,500 | \$691,735 | \$725,393 | \$1,903,383 | Store A - roof replacement. Main Office - painting, replacement roof walkway, new fitout, replace AC unit. Old Fleet - fill redundant u/g pits. CBD Office/Canteen - replace external stair, replace ceilings & floor finishes. Metering Services - replace joinery. Wash bay, u/c EWP parking, security, pavements (4609 sqm). | 6 | 8 | 8 | 7 | Nil | | \$951,692 | \$951,692 | | | | | \$1,903,383 | \$ - |
| 17 | Marleston – 34G | Own | I | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Not initially assessed by RLB. New purchase of adjoining property to expand and consolidate with Marleston South. | 9 | 3 | 3 | 3 | Exclude notional allocation of \$700,000 which was to be included by SAPN for demolition of the Office, Warehouse extension, fencing and pavements. | \$0 | | | | | | | \$0 | \$ - |
| 18 | Morphett Vale | Own | D | Exclude - Property to be sold. | | | | | \$0 | ?? SALE PROCEEDS - deduction of proceeds? | | | | | | | | | | | | \$0 | \$ - | |
| 19 | Richmond - 229RR | Lease | C | \$38,885 | \$0 | \$0 | \$0 | \$24,219 | \$63,104 | Upgrade office. | 8 | 8 | 8 | 8 | Exclude office upgrade of leased property, ie. \$63,104 | | | | \$0 | | | | \$0 | -\$ 63,104 |
| 20 | Seaford | Own | I | \$200,000 | \$1,315,000 | \$30,000 | \$2,775,000 | \$2,631,030 | \$6,951,030 | New Logistics Shed Wash bay, paving (13,500 sqm), fencing, stormwater. (Note - New Depot to be completed in current 2015-2020 RCP) | - | - | - | - | Exclude paving of 5,000 sqm (@ \$85/sqm) which will have already been completed with the development of the New Depot. | \$1,892,010 | \$2,317,010 | \$2,317,010 | | | | | \$6,526,030 | -\$ 425,000 |
| 21 | St Marys | Own | D | \$150,000 | \$544,600 | \$65,450 | \$2,225,400 | \$1,824,079 | \$4,809,529 | Linesman Office - replacement floor finishes, paint. Main Office - paint, replace flooring, toilet refurbishment. Male toilet - replace ceiling, replace fixtures. Workshop/Storage Shed - replace storage sheds. Washbay, u/c EWP parking, security, pavements (13900 sqm) | | | | | Nil | \$2,404,765 | \$2,404,765 | | | | | \$4,809,529 | \$ - | |
| 22 | Wayville – 2-3G | Lease | C | \$123,605 | \$0 | \$0 | \$0 | \$76,715 | \$200,320 | Partial replacement floor finishes & kitchen joinery. | 8 | 8 | 6 | 7 | Exclude partial replacement floor finishes and kitchen works of leased property, ie. \$200,320 | \$0 | | | | | | | \$0 | -\$ 200,320 |
| 23 | Wayville - CP | Lease | C | Exclude - leased property to be vacated | | | | | \$0 | | | | | | | | | | | | | | \$0 | \$ - |
| 24 | Wingfield – 261S | Lease | I | Exclude - third party lease by Enerven | | | | | \$18,142 | Cost estimate by RLB | | | | | Exclude - third party lease by Enerven | | | | | | | | \$0 | -\$ 18,142 |
| 25 | Wingfield – 12S | Lease | I | \$17,200 | \$50,000 | \$33,000 | \$0 | \$20,538 | \$120,738 | Paint, replace Office carpet, replace AC, u/c EWP parking, security | | | | | Exclude refurbishment and enhancement works, ie. \$120,738 | | | \$0 | | | | | \$0 | -\$ 120,738 |
| | TOTALS | | | \$17,053,936 | \$3,962,850 | \$2,379,000 | \$14,073,205 | \$22,841,187 | \$60,328,320 | | | | | | | \$14,963,310 | \$16,340,001 | \$13,060,907 | \$4,766,754 | \$5,249,495 | | \$54,380,468 | -\$ 5,947,852 | |

| Regional & Rural Location | | | | Architectural | Structural | Engineering Services | Civil Works | On Costs | Total Estimated Costs | | | | | | | | | | | | | |
|---------------------------|---------------|-------|---|---------------|------------|----------------------|-------------|-----------|-----------------------|--|---|---|---|---|--|-------------|-------------|-----------|-----------|-------------|-------------|---------------|
| 1 | Angaston | Own | D | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Not initially assessed by RLB. | - | - | - | - | Add a nominal allocation of \$300,000 by SAPN to reconfigure access and reticulate sewer connection. | \$0 | \$300,000 | \$0 | \$0 | \$0 | \$300,000 | \$ 300,000 |
| 2 | Barmera | Own | D | \$607,725 | \$123,500 | \$30,000 | \$227,180 | \$843,485 | \$1,831,890 | New fitout, wash bay, u/c EWP parking, security, pavements (2048 sqm), fencing. | 7 | 8 | 7 | 6 | Exclude RLB costs attributed to new Depot (2019), ie. \$1,000,000 | | | \$277,297 | \$277,297 | \$277,297 | \$831,890 | -\$ 1,000,000 |
| 3 | Bordertown | Own | D | \$410,850 | \$153,750 | \$45,500 | \$210,150 | \$702,197 | \$1,522,447 | Roof replacement to Office, paint and new fitout. Demolish Workshop/Store and new, upgrade Garage, wash bay, u/c EWP parking, security, pavements (1500 sqm), fencing. | 7 | 6 | 5 | 5 | Nil | \$761,224 | \$761,224 | | | | \$1,522,447 | \$ - |
| 4 | Ceduna | Own | D | \$78,500 | \$120,000 | \$30,000 | \$246,250 | \$488,382 | \$963,132 | Office and toilet refurbishment, washbay, u/c EWP parking, security, pavements (2080 sqm), fencing. | 7 | 7 | 8 | 7 | Nil | | \$963,132 | | | | \$963,132 | \$ - |
| 5 | Clare | Own | D | \$187,930 | \$479,500 | \$56,250 | \$199,265 | \$715,734 | \$1,638,679 | New Office, paint and refurbishment of Engineering Office/Lunchroom and Workshop. New roof to Truck Shelter. Wash bay, u/c EWP parking, security, stormwater drainage, pavements (2027 sqm). | 7 | 8 | 8 | 8 | Nil | | \$819,340 | \$819,340 | | | \$1,638,679 | \$ - |
| 6 | Cleve | Own | D | \$60,725 | \$126,000 | \$30,000 | \$64,250 | \$289,438 | \$570,413 | Refurbish Office, replacement roof and walls to Garage/Workshop, washbay, u/c EWP parking, security, fencing. | 7 | 8 | 8 | 8 | Nil | | | | \$570,413 | | \$570,413 | \$ - |
| 7 | Davenport | Lease | D | \$16,875 | \$63,450 | \$35,000 | \$290,650 | \$349,065 | \$755,040 | Upgrade Training Office and Workshop, u/c parking, security, pavements (2050 sqm), fencing. | 4 | 8 | 8 | 7 | Exclude building upgrade, u/c parking, security, pavements and fencing, ie. \$755,040. | | | | | \$0 | \$0 | -\$ 755,040 |
| 8 | Gumeracha | Own | D | \$814,400 | \$570,500 | \$33,500 | \$86,075 | \$918,282 | \$2,422,757 | New Office building including Lunch/Meeting Room, new Workshop, washbay, u/c EWP parking, security, pavements (995 sqm), stormwater drainage | 5 | 4 | 4 | 2 | Nil | \$1,211,379 | \$1,211,379 | | | | \$2,422,757 | \$ - |
| 9 | Kadina | Own | D | \$0 | \$115,000 | \$30,000 | \$164,155 | \$238,699 | \$547,854 | Pavements (1013 sqm), Washbay, u/c EWP parking, security, fencing | 8 | 8 | 8 | 8 | Exclude pavements, washbay, parking, security and fencing, ie. \$547,854 | | | | \$0 | \$0 | \$0 | -\$ 547,854 |
| 10 | Kingscote | Own | D | \$35,375 | \$115,000 | \$41,450 | \$23,775 | \$307,694 | \$523,294 | Upgrade Main Building, washbay, u/c EWP parking, security, pavements (243 sqm) | 6 | 8 | 8 | 8 | Exclude building upgrade, washbay, parking, security and pavements, ie. \$523,294 | | | | | \$0 | \$0 | -\$ 523,294 |
| 11 | Mount Barker | Own | D | \$142,265 | \$144,500 | \$107,000 | \$411,715 | \$495,112 | \$1,300,592 | Upgrade Main Office Building including AC. Upgrade Workshop/Store including lighting. New roof to Linesmans Office and refurbishment. Washbay, u/c EWP parking, security, pavements (3320 sqm), stormwater, fencing. | 5 | 6 | 6 | 4 | Nil | | | \$650,296 | \$650,296 | | \$1,300,592 | \$ - |
| 12 | Mount Gambier | Own | D | \$280,205 | \$162,650 | \$78,000 | \$159,500 | \$584,675 | \$1,265,030 | Refurbish Office, including Amenities. Replace roof and walls to Workshop plus refurbishment including lighting. Washbay, u/c EWP parking, security, pavements (1725 sqm). | 6 | 8 | 8 | 7 | Nil | | | | | \$1,265,030 | \$1,265,030 | \$ - |
| 13 | Murray Bridge | Own | D | \$165,675 | \$125,000 | \$30,000 | \$282,350 | \$398,772 | \$1,001,797 | Lunchroom fitout. Replacement wall cladding to Workshop/Offices. Washbay, u/c EWP parking, security, pavements (1100 sqm), fencing, stormwater drainage upgrade. | 6 | 8 | 8 | 8 | Nil | | | | | \$1,001,797 | \$1,001,797 | \$ - |
| 14 | Naracoorte | Own | D | \$141,000 | \$125,750 | \$48,800 | \$258,250 | \$493,128 | \$1,066,928 | New fitout to Lunchroom/Offices, refurb Garage/Workshop and Storage Sheds. Washbay, u/c EWP parking, perimeter lighting, security, pavements (1850 sqm) fencing, stormwater drainage. | 5 | 6 | 6 | 5 | Nil | | | \$533,464 | \$533,464 | | \$1,066,928 | \$ - |

| | | | | | | | | | | | | | | | | | | | | | | | |
|----|---------------|-------|---|-------------------------------|-------------|-----------|-------------|--------------|--------------|--|---|---|---|---|---|-------------|-------------|-------------|-------------|-------------|--------------|-----|-----------|
| 15 | Nuriootpa | Own | D | Exclude - property to be sold | | | | | \$0 | ?? SALE PROCEEDS - deduction of proceeds? | 5 | 4 | 4 | 3 | | | | | | | \$0 | \$ | - |
| 16 | Port Augusta | Own | D | \$880,300 | \$133,750 | \$68,150 | \$1,800 | \$928,353 | \$2,012,353 | Refurb Office Building including new fitout and amenities. Upgrade Tenant Office. Upgrade Garage/Store including asbestos removal and lighting. Replacement Shed, washbay, u/c EWP parking, security. | 4 | 5 | 4 | 4 | Nil | \$1,006,177 | \$1,006,177 | | | | \$2,012,353 | \$ | - |
| 17 | Port Lincoln | Own | D | \$118,500 | \$115,000 | \$39,250 | \$406,750 | \$639,206 | \$1,318,706 | Refurbishment Office Building, new fitout to Workshop/Store, upgrade Storage Shed, refurbishment of Toilet Block. Washbay, u/c EWP parking, security, pavement (4750 sqm), fencing. | 7 | 7 | 6 | 6 | Nil | | | \$659,353 | \$659,353 | | \$1,318,706 | \$ | - |
| 18 | Port Pirie | Own | D | \$11,405 | \$123,528 | \$40,700 | \$227,005 | \$265,400 | \$668,038 | Minor works to all buildings. Washbay, u/c EWP parking, security, pavements (2653 sqm). | 6 | 8 | 7 | 7 | Exclude minor works, washbay, EWP parking, security and pavements, ie. \$668,038. | | | | | \$0 | \$0 | -\$ | 668,038 |
| 19 | Roxby Downs | Lease | D | Exclude - Enerven lease | | | | | \$0 | | | | | | | | | | | | \$0 | | |
| 20 | Streaky Bay | Own | D | \$0 | \$115,000 | \$30,000 | \$1,100 | \$162,019 | \$308,119 | Washbay, u/c EWP parking, security. | 6 | 8 | 8 | 8 | Exclude washbay, EWP and security, ie. \$308,119 | | | | | \$0 | \$0 | -\$ | 308,119 |
| 21 | Victor Harbor | Own | D | \$421,750 | \$130,800 | \$0 | \$423,500 | \$636,194 | \$1,612,244 | New roof and fitout to Office Building. New roof to Garage. Washbay, remediation to retaining wall, u/c EWP parking, pavements (4100 sqm), fencing, stormwater drainage. | 6 | 6 | 5 | 3 | Nil | | \$537,415 | \$537,415 | \$537,415 | | \$1,612,244 | \$ | - |
| 22 | Whyalla | Own | D | \$31,250 | \$124,950 | \$50,000 | \$375,750 | \$449,181 | \$1,031,131 | Minor works to all buildings. Washbay, u/c EWP parking, security, pavements (4350 sqm), stormwater drainage. | 6 | 8 | 7 | 6 | Nil | | | | \$515,566 | \$515,566 | \$1,031,131 | \$ | - |
| 23 | Wudinna | Own | D | \$15,000 | \$215,250 | \$65,000 | \$122,750 | \$459,830 | \$877,830 | Replace portable Office including fitout and service connection. New Storage Shed. Washbay, u/c EWP parking, security, pavements (1000 sqm), fencing, landscaping, stormwater drainage. Aspiration to relocate from leased site and replace small Depot on owned site. | 3 | 3 | 5 | 3 | Nil | | | | \$438,915 | \$438,915 | \$877,830 | \$ | - |
| 24 | Yorketown | Own | D | \$366,400 | \$489,000 | \$30,000 | \$214,410 | \$937,122 | \$2,036,932 | New Office and Workshop/Store including fitout. Washbay, u/c EWP parking, security, pavements (1416 sqm), fencing. | 5 | 8 | 5 | 3 | Nil | \$1,018,466 | \$1,018,466 | | | | \$2,036,932 | \$ | - |
| | TOTALS | | | \$4,786,130 | \$3,871,878 | \$918,600 | \$4,396,630 | \$11,301,968 | \$25,275,206 | | | | | | | \$3,997,245 | \$6,617,131 | \$3,477,164 | \$4,182,718 | \$3,498,604 | \$21,772,861 | -\$ | 3,502,345 |
| | | | | | | | | | | | | | | | | | | | | | \$3,502,345 | \$ | 0 |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--------|--|-----------------|--------------|-------------|--------------|--------------|--------------|--------------|--|--|--|--|--|--|--|--------------|--------------|--------------|-------------|-------------|--------------|---------------------------------|-----------|------------|
| 49 | TOTALS | | | \$21,840,066 | \$7,834,728 | \$3,297,600 | \$18,469,835 | \$34,143,155 | \$85,603,526 | | | | | | | | \$18,960,554 | \$22,957,132 | \$16,538,071 | \$8,949,472 | \$8,748,099 | \$76,153,329 | -\$ | 9,450,197 | |
| | | | | Owned | Leased | Totals | | | | | | | | | | | Owned | Leased | Totals | | | \$76,153,329 | 11.0% | \$ | 76,153,329 |
| | | | Commercial | \$18,063,353 | \$1,727,820 | \$19,791,173 | | | | | | | | | | | \$16,678,536 | \$0 | \$16,678,536 | | | | Difference | \$ | - |
| | | | Industrial | \$29,664,355 | \$1,264,104 | \$30,928,459 | | | | | | | | | | | \$27,228,068 | \$1,125,224 | \$28,353,292 | | | | Balance | \$ | - |
| | | | Depot - Metro | \$9,608,688 | \$0 | \$9,608,688 | | | | | | | | | | | \$9,348,640 | \$0 | \$9,348,640 | | | | (ie. SAPN notional allocations) | | |
| | | | Depot - Country | \$24,520,166 | \$755,040 | \$25,275,206 | | | | | | | | | | | \$21,772,861 | \$0 | \$21,772,861 | | | | | | |
| | | | | \$81,856,562 | \$3,746,964 | \$85,603,526 | | | | | | | | | | | \$75,028,105 | \$1,125,224 | \$76,153,329 | | | | | | |

APPENDIX II
PROPERTY SUMMARIES

ADELAIDE METROPOLITAN PORTFOLIO

ADELAIDE
11 Eliza Street

Property Summary:

Small office and carpark located on a site of approximately 385 sqm, partially leased to third-party tenants.

Situated in the north-western precinct of the Adelaide CBD.

The current commercial use has been reconfigured to accommodate an CBD Operations Centre in conjunction with the Marleston South CBD Depot to support the growing electricity demand in the precinct from the new public hospital, research and University facilities.

Principal Improvements and Cost Estimates:

Not assessed by Rider Levett Bucknall.

Notional allocation by SA Power Networks \$ 100,000

Nature of Works:

Upgrade and reconfigure the existing building and site improvements to support and extend CBD Depot functions from Marleston South.

Elements:

| | | |
|----------------------|----|---------|
| Architectural | \$ | 0 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 0 |
| Civil Works | \$ | 0 |
| On Costs | \$ | 0 |
| Professional Fees | \$ | 0 |
| | \$ | 0 |
| | | |
| Add Variation: | \$ | 100,000 |
| | \$ | 100,000 |

ANGLE PARK - NORTH
500 Grand Junction Road

Property Summary:

SA Power Network's *Future Operating Model 2013-2028* identifies changes in the way the Network is designed, built and operated to include environmental sustainability, safety in design, and integrated logistics for efficient vehicle, pedestrian and materials storage and movement.

Angle Park North is a well-located multi-purpose logistics site with good accessibility. Functionality and site efficiencies will be compromised if the existing operations remain as-is.

Principal Improvements and Cost Estimates:

| | |
|--|---------------------|
| Logistics - Warehouse/Office and External Works | \$13,725,095 |
| Pole Construction | |
| – Administration & Workshop | <u>\$ 1,206,296</u> |
| | \$14,931,391 |

Nature of Works:

- Logistics Warehouse - partial slab remediation, portable Office fitout including toilet, fire services upgrade.
- Logistics External - replace Storage Sheds, wash bay, undercover EWP parking, security, replacement pavements (25,350 sqm) with concrete hardstand.
- Logistics Office - Office fitout including AC.
- Logistics Storage - demolition and replacement with new store.
- Pole Construction - Admin - defit and new fitout including toilets.
- Pole Construction - Carpark - replace roof, wash bay, undercover EWP parking, Security, waste fill, Pavements (650sqm)

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 3,531,590 |
| Structural | \$ 504,500 |
| Engineering Services | \$ 441,250 |
| Civil Works | \$ 4,798,025 |
| On Costs | \$ 4,912,000 |
| Professional Fees | <u>\$ 744,026</u> |
| | \$14,931,391 |

ANGLE PARK – NORTH

- 1 Angle Park - 500 Grand Junction Road
 - 1A Logistics
 - 1AW Warehouse
 - 1AS Redundant Office (Storage)
 - 1AO Office
 - 1AE Logistics External Works
 - 1AC Control Centre Building (not inspected)



ANGLE PARK – NORTH

- 1
- Angle Park - 500 Grand Junction Road

1B

Pole Construction

1BW

Welding Shop

1BP

Pole Production Workshop

1BO

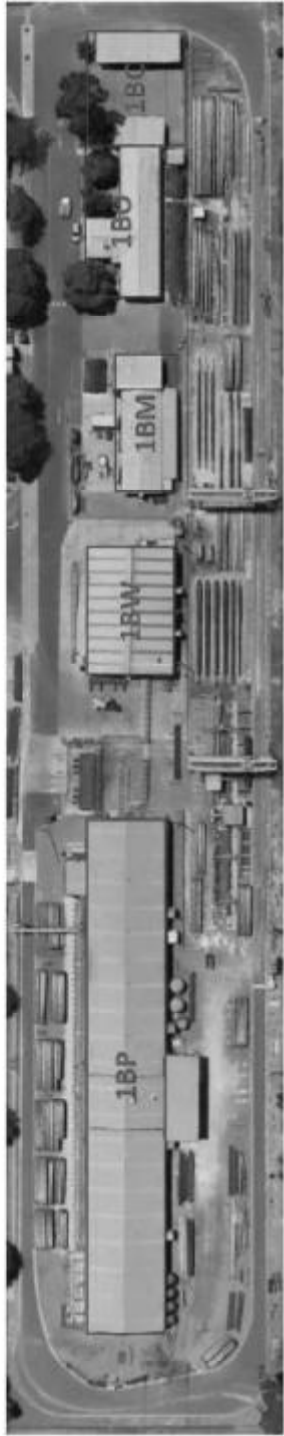
Administration Building

1BM

Maintenance Workshop

1BC

Carpark



ANGLE PARK - NORTH



ANGLE PARK - NORTH



SAPN Accommodation Audit Report

September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|------------------------|
| 1 ANGLE PARK - 500 GRAND JUNCTION ROAD | |
| 1A LOGISTICS | |
| 1AW Warehouse | 595,309.62 |
| 1AE Logistics External Works | 8,035,184.35 |
| 1AO Office | 1,262,758.87 |
| 1AS Redundant Office (Storage) | 3,810,739.08 |
| 1AC Control Centre Building (not inspected) | 21,102.70 |
| 1A - LOGISTICS | \$13,725,094.62 |
| 1B POLE CONSTRUCTION | |
| 1BO Administration Building | 683,311.30 |
| 1BC Carpark | 390,825.22 |
| 1BM Maintenance Workshop | 23,523.02 |
| 1BW Welding Shop | 55,384.28 |
| 1BP Pole Production Workshop | 53,252.99 |
| 1B - POLE CONSTRUCTION | \$1,206,296.81 |
| 1 - ANGLE PARK - 500 GRAND JUNCTION ROAD | \$14,931,391.43 |
| ESTIMATED TOTAL COST | \$14,931,391.43 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|-----------------|
| A | Architectural | \$3,531,590.00 |
| S | Structural | \$504,500.00 |
| E | Engineering Services | \$441,250.00 |
| C | Civil Works | \$4,798,025.00 |
| O | On Costs | \$4,912,000.00 |
| PF | Professional Fees | \$744,026.43 |
| ESTIMATED TOTAL COST | | \$14,931,391.43 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AW Warehouse

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| ND Internal Doors | | | | |
| 35 Replace strip door curtains | m ² | 5 | 80.00 | 400.00 |
| Internal Doors | | | | \$400.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 7,050.00 |
| Wall Finishes | | | | \$7,050.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 1,650.00 |
| 27 Replace vinyl floor finish | Item | | | 2,500.00 |
| 38 Allowance for line marking to walkways where repaired | Item | | | 7,500.00 |
| Floor Finishes | | | | \$11,650.00 |
| FT Fitments | | | | |
| 40 Replace damaged galvanised steel safety balustrade | Item | | | 1,000.00 |
| 41 Replace existing joinery | Item | | | 9,500.00 |
| 42 Replace window blinds | Item | | | 3,850.00 |
| Fitments | | | | \$14,350.00 |
| Architectural | | | | \$33,450.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 75,000.00 |
| Substructure | | | | \$75,000.00 |
| XB Outbuildings and Covered Ways | | | | |
| 45 Replace portable office including fitout, access stair and ramp | m ² | 27 | 1,000.00 | 27,000.00 |
| 49 Replace portable toilet including fit-out | m ² | 18 | 1,250.00 | 22,500.00 |
| Outbuildings and Covered Ways | | | | \$49,500.00 |
| Structural | | | | \$124,500.00 |
| E Engineering Services | | | | |
| ED External Doors | | | | |
| 36 Replace roller door motor | Item | | | 2,550.00 |
| External Doors | | | | \$2,550.00 |
| FP Fire Protection | | | | |
| 37 Allowance for fire services upgrade including sprinklers, detection, fire hose reels, pump etc. | Item | | | 187,500.00 |
| Fire Protection | | | | \$187,500.00 |
| LP Electric Light and Power | | | | |
| 43 Allowance to upgrade exit lights | Item | | | 5,250.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AW Warehouse (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 15,000.00 |
| Electric Light and Power | | | | \$20,250.00 |
| Engineering Services | | | | \$210,300.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 46 Replace sections of concrete kerb and gutter | Item | | | 1,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$1,500.00 |
| Civil Works | | | | \$1,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 55,500.00 |
| Preliminaries | | | | \$55,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 37,000.00 |
| Contingency | | | | \$37,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 54,200.00 |
| Escalation | | | | \$54,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 46,500.00 |
| Professional Fees | | | | \$46,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,700.00 |
| Statutory Charges | | | | \$2,700.00 |
| On Costs | | | | \$195,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 29,659.62 |
| Professional Fees | | | | \$29,659.62 |
| Professional Fees | | | | \$29,659.62 |
| WAREHOUSE | | | | \$595,309.62 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AE Logistics External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|--------|--------|-----------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m ² | 200 | 250.00 | 50,000.00 |
| 164 Replace storage shed including new topping slab | m ² | 185 | 450.00 | 83,250.00 |
| Outbuildings and Covered Ways | | | | \$133,250.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$248,250.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| FT Fitments | | | | |
| 47 Replace existing damaged bollard including footing | No | 1 | 750.00 | 750.00 |
| Fitments | | | | \$750.00 |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 7,410 | 130.00 | 963,300.00 |
| Alterations and Renovations | | | | \$963,300.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 48 Replace concrete kerb and gutter | m | 475 | 75.00 | 35,625.00 |
| 122 Replace pavement with concrete hardstand | m ² | 24,700 | 150.00 | 3,705,000.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 11,250.00 |
| Roads, Footpaths and Paved Areas | | | | \$3,751,875.00 |
| Civil Works | | | | \$4,715,925.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 749,500.00 |
| Preliminaries | | | | \$749,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 499,500.00 |
| Contingency | | | | \$499,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AE Logistics External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 730,500.00 |
| Escalation | | | | \$730,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 624,500.00 |
| Professional Fees | | | | \$624,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 36,400.00 |
| Statutory Charges | | | | \$36,400.00 |
| On Costs | | | | \$2,640,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 400,609.35 |
| Professional Fees | | | | \$400,609.35 |
| Professional Fees | | | | \$400,609.35 |
| LOGISTICS EXTERNAL WORKS | | | | \$8,035,184.35 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AO Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| SC Staircases | | | | |
| 145 Review access stair / ramp compliance | Item | | | 3,000.00 |
| Staircases | | | | \$3,000.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 4,000.00 |
| Wall Finishes | | | | \$4,000.00 |
| CF Ceiling Finishes | | | | |
| 144 Make good ceilings as required upon removal of fitouts | m ² | 600 | 15.00 | 9,000.00 |
| Ceiling Finishes | | | | \$9,000.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 600 | 100.00 | 60,000.00 |
| Alterations and Renovations | | | | \$60,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 600 | 1,000.00 | 600,000.00 |
| Special Provisions | | | | \$600,000.00 |
| Architectural | | | | \$676,000.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 148 Slab is compromised with "rising salts" from cinder sub-base however replacement of slab and sub-base is not financially feasible during occupation - application of a coating to extend its life measured separately | Note | | | Excl. |
| Substructure | | | | Excl. |
| FF Floor Finishes | | | | |
| 143 Treat floor to prevent rising salts from cinder sub-base | m ² | 350 | 35.00 | 12,250.00 |
| Floor Finishes | | | | \$12,250.00 |
| Structural | | | | \$12,250.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 25 | 3,000.00 | 75,000.00 |
| 146 Re-balance air conditioning to suit new office layout | m ² | 600 | 35.00 | 21,000.00 |
| Air Conditioning | | | | \$96,000.00 |
| SS Special Services | | | | |
| 147 No works to Generator | Note | | | Excl. |
| Special Services | | | | Excl. |
| Engineering Services | | | | \$96,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AO Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 118,000.00 |
| Preliminaries | | | | \$118,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 78,500.00 |
| Contingency | | | | \$78,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 114,800.00 |
| Escalation | | | | \$114,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 98,500.00 |
| Professional Fees | | | | \$98,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 5,800.00 |
| Statutory Charges | | | | \$5,800.00 |
| On Costs | | | | \$415,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 62,908.87 |
| Professional Fees | | | | \$62,908.87 |
| Professional Fees | | | | \$62,908.87 |
| OFFICE | | | | \$1,262,758.87 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AS Redundant Office (Storage)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|----------|-----------------------|
| A Architectural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 149 Demolish building complete (asbestos) | m ² | 1,494 | 85.00 | 126,990.00 |
| 150 Replace demolished building with new storage building of same size | m ² | 1,494 | 1,500.00 | 2,241,000.00 |
| Outbuildings and Covered Ways | | | | \$2,367,990.00 |
| Architectural | | | | \$2,367,990.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 355,500.00 |
| Preliminaries | | | | \$355,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 237,000.00 |
| Contingency | | | | \$237,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 346,500.00 |
| Escalation | | | | \$346,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 296,500.00 |
| Professional Fees | | | | \$296,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 17,300.00 |
| Statutory Charges | | | | \$17,300.00 |
| On Costs | | | | \$1,252,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 189,949.08 |
| Professional Fees | | | | \$189,949.08 |
| Professional Fees | | | | \$189,949.08 |
| REDUNDANT OFFICE (STORAGE) | | | | \$3,810,739.08 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AC Control Centre Building (not inspected)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-------------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 152 Allowance for sundry capital works | Item | | | 5,000.00 |
| Special Provisions | | | | \$5,000.00 |
| Architectural | | | | \$5,000.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 153 Allowance to maintain electrical supply whilst adjacent building is demolished and re-built | Item | | | 7,500.00 |
| Electric Light and Power | | | | \$7,500.00 |
| SS Special Services | | | | |
| 151 No allowance for upgrade of site services | Note | | | Excl. |
| Special Services | | | | Excl. |
| Engineering Services | | | | \$7,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,000.00 |
| Preliminaries | | | | \$2,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,000.00 |
| Escalation | | | | \$2,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,000.00 |
| Professional Fees | | | | \$2,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$7,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1A LOGISTICS

1AC Control Centre Building (not inspected) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,002.70 |
| <i>Professional Fees</i> | | | | \$1,002.70 |
| <i>Professional Fees</i> | | | | \$1,002.70 |
| CONTROL CENTRE BUILDING (NOT INSPECTED) | | | | \$21,102.70 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BO Administration Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 325 | 100.00 | 32,500.00 |
| Alterations and Renovations | | | | \$32,500.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 325 | 1,000.00 | 325,000.00 |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 30 | 2,200.00 | 66,000.00 |
| Special Provisions | | | | \$391,000.00 |
| Architectural | | | | \$423,500.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 500.00 |
| External Walls | | | | \$500.00 |
| Structural | | | | \$500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 64,000.00 |
| Preliminaries | | | | \$64,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 42,500.00 |
| Contingency | | | | \$42,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 62,200.00 |
| Escalation | | | | \$62,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 53,500.00 |
| Professional Fees | | | | \$53,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,100.00 |
| Statutory Charges | | | | \$3,100.00 |
| On Costs | | | | \$225,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BO Administration Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--------------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 34,011.30 |
| <i>Professional Fees</i> | | | | \$34,011.30 |
| <i>Professional Fees</i> | | | | \$34,011.30 |
| ADMINISTRATION BUILDING | | | | \$683,311.30 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BC Carpark

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|--------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 225 | 75.00 | 16,875.00 |
| Roof | | | | \$16,875.00 |
| Architectural | | | | \$16,875.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 195 | 130.00 | 25,350.00 |
| Alterations and Renovations | | | | \$25,350.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 650 | 85.00 | 55,250.00 |
| Roads, Footpaths and Paved Areas | | | | \$55,250.00 |
| Civil Works | | | | \$80,600.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 36,500.00 |
| Preliminaries | | | | \$36,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 24,500.00 |
| Contingency | | | | \$24,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 35,600.00 |
| Escalation | | | | \$35,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BC Carpark (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 30,500.00 |
| Professional Fees | | | | \$30,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,800.00 |
| Statutory Charges | | | | \$1,800.00 |
| On Costs | | | | \$128,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 19,450.22 |
| Professional Fees | | | | \$19,450.22 |
| Professional Fees | | | | \$19,450.22 |
| CARPARK | | | | \$390,825.22 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BM Maintenance Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 4,000.00 |
| Substructure | | | | \$4,000.00 |
| Structural | | | | \$4,000.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 10,000.00 |
| Electric Light and Power | | | | \$10,000.00 |
| Engineering Services | | | | \$10,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,500.00 |
| Preliminaries | | | | \$2,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,200.00 |
| Escalation | | | | \$2,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,000.00 |
| Professional Fees | | | | \$2,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$8,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,123.02 |
| Professional Fees | | | | \$1,123.02 |
| Professional Fees | | | | \$1,123.02 |
| MAINTENANCE WORKSHOP | | | | \$23,523.02 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BW Welding Shop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|---------------------------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 135 | 65.00 | 8,775.00 |
| | Roof | | | \$8,775.00 |
| | Architectural | | | \$8,775.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 25,000.00 |
| | Electric Light and Power | | | \$25,000.00 |
| | Engineering Services | | | \$25,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,500.00 |
| | Preliminaries | | | \$5,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| | Contingency | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,100.00 |
| | Escalation | | | \$5,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,500.00 |
| | Professional Fees | | | \$4,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| | Statutory Charges | | | \$300.00 |
| | On Costs | | | \$18,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,709.28 |
| | Professional Fees | | | \$2,709.28 |
| | Professional Fees | | | \$2,709.28 |
| | WELDING SHOP | | | \$55,384.28 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

1 ANGLE PARK - 500 GRAND JUNCTION ROAD

1B POLE CONSTRUCTION

1BP Pole Production Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-----------|--------------------|
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| 54 Replace water pump | No | 2 | 500.00 | 1,000.00 |
| Sanitary Plumbing | | | | \$2,450.00 |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 2 | 15,000.00 | 30,000.00 |
| Air Conditioning | | | | \$30,000.00 |
| Engineering Services | | | | \$32,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,000.00 |
| Preliminaries | | | | \$5,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,900.00 |
| Escalation | | | | \$4,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,500.00 |
| Professional Fees | | | | \$4,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$18,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,602.99 |
| Professional Fees | | | | \$2,602.99 |
| Professional Fees | | | | \$2,602.99 |
| POLE PRODUCTION WORKSHOP | | | | \$53,252.99 |

ANGLE PARK - SOUTH
622 South Road

Property Summary:

Industrial property in an excellent location for the Fleet Workshop and Substation Maintenance businesses to remain through the 2020-2025 RCP.

Principal Improvements and Cost Estimates:

| | |
|---|-------------------|
| Fleet - Shed | \$ 0 |
| Fleet - Workshop | \$ 1,185,455 |
| Fleet - Office | \$ 54,987 |
| Substation Maintenance – Office | \$ 0 |
| Substation Maintenance – Toilet Block | \$ 34,274 |
| Substation Maintenance – Transportable Lunchroom | \$ 190,765 |
| Substation Maintenance – Workshop | <u>\$ 283,178</u> |
| | \$ 1,748,659 |

Nature of Works:

- Fleet Workshop - roof and wall replacement, window replacement, epoxy floor finish, undercover EWP parking, AC replacement.
- Fleet Office - paint, replace AC.
- Substation Maintenance Toilet - full internal refurbishment.
- Substation Maintenance Lunchroom - replace portable, replace concrete hardstand.
- Substation Maintenance Workshop - washbay, replacement AC, Security

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 600,450 |
| Structural | \$ 180,500 |
| Engineering Services | \$ 279,000 |
| Civil Works | \$ 23,500 |
| On Costs | \$ 578,300 |
| Professional Fees | <u>\$ 86,909</u> |
| | \$ 1,748,659 |

ANGLE PARK - SOUTH

- | | |
|----|------------------------------------|
| 3 | Angle Park - 622 South Road |
| 3A | Fleet Asbestos Shed |
| 3B | Fleet Workshop |
| 3C | Fleet Office |
| 3D | Substation Office |
| 3E | Substation Toilet Block |
| 3F | Substation Transportable Lunchroom |
| 3G | Substation Workshop |



ANGLE PARK - SOUTH



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--|------------------------------------|-----------------------|
| 3 ANGLE PARK - 622 SOUTH ROAD | | |
| 3A | Fleet Asbestos Shed | Excl. |
| 3B | Fleet Workshop | 1,185,454.52 |
| 3C | Fleet Office | 54,987.22 |
| 3D | Substation Office | Excl. |
| 3E | Substation Toilet Block | 34,274.37 |
| 3F | Substation Transportable Lunchroom | 190,765.41 |
| 3G | Substation Workshop | 283,177.80 |
| 3 - ANGLE PARK - 622 SOUTH ROAD | | \$1,748,659.32 |
| ESTIMATED TOTAL COST | | \$1,748,659.32 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$600,450.00 |
| S | Structural | \$180,500.00 |
| E | Engineering Services | \$279,000.00 |
| C | Civil Works | \$23,500.00 |
| O | On Costs | \$578,300.00 |
| PF | Professional Fees | \$86,909.32 |
| ESTIMATED TOTAL COST | | \$1,748,659.32 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3A Fleet Asbestos Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 396 No allowance for capital works to building - included within current SAPN projects | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| FLEET ASBESTOS SHED | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3B Fleet Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 30 | 65.00 | 1,950.00 |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 1,700 | 75.00 | 127,500.00 |
| Roof | | | | \$129,450.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 1,600 | 65.00 | 104,000.00 |
| External Walls | | | | \$104,000.00 |
| WW Windows | | | | |
| 69 Replace high level windows | Item | | | 123,750.00 |
| 255 Retain low level windows to workshop | Item | | | Excl. |
| Windows | | | | \$123,750.00 |
| FF Floor Finishes | | | | |
| 254 Epoxy floor finish including preparation | Item | | | 93,500.00 |
| Floor Finishes | | | | \$93,500.00 |
| XB Outbuildings and Covered Ways | | | | |
| 257 Prepare and repaint verandah | Item | | | 1,500.00 |
| Outbuildings and Covered Ways | | | | \$1,500.00 |
| Architectural | | | | \$452,200.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 64 Repair damaged joints in concrete slab | Item | | | 10,000.00 |
| Substructure | | | | \$10,000.00 |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 3,000.00 |
| 113 Repair corrosion to column base plates externally | Item | | | 2,500.00 |
| Columns | | | | \$5,500.00 |
| EW External Walls | | | | |
| 258 Supplementary steelwork required for new cladding | Item | | | 50,000.00 |
| External Walls | | | | \$50,000.00 |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$115,500.00 |
| E Engineering Services | | | | |
| ED External Doors | | | | |
| 36 Replace roller door motor | Item | | | 10,000.00 |
| External Doors | | | | \$10,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3B Fleet Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-------|-----------------------|
| AC Air Conditioning | | | | |
| 252 Replacement of Evaporative A/C units and associated sheet metal ducting | Item | | | 150,000.00 |
| Air Conditioning | | | | \$150,000.00 |
| Engineering Services | | | | \$160,000.00 |
| C Civil Works | | | | |
| XK External Stormwater Drainage | | | | |
| 56 Demolish, remove and replace 450mm wide concrete spoon drain | m | 100 | 85.00 | 8,500.00 |
| External Stormwater Drainage | | | | \$8,500.00 |
| Civil Works | | | | \$8,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 110,500.00 |
| Preliminaries | | | | \$110,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 74,000.00 |
| Contingency | | | | \$74,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 107,800.00 |
| Escalation | | | | \$107,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 92,500.00 |
| Professional Fees | | | | \$92,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 5,400.00 |
| Statutory Charges | | | | \$5,400.00 |
| On Costs | | | | \$390,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 59,054.52 |
| Professional Fees | | | | \$59,054.52 |
| Professional Fees | | | | \$59,054.52 |
| FLEET WORKSHOP | | | | \$1,185,454.52 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3C Fleet Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 15,000.00 |
| Wall Finishes | | | | \$15,000.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 6,500.00 |
| Floor Finishes | | | | \$6,500.00 |
| Architectural | | | | \$21,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 4 | 3,000.00 | 12,000.00 |
| Air Conditioning | | | | \$12,000.00 |
| Engineering Services | | | | \$12,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,500.00 |
| Preliminaries | | | | \$5,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,000.00 |
| Escalation | | | | \$5,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,500.00 |
| Professional Fees | | | | \$4,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$18,800.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3C Fleet Office (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------------|------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | Item | | | 2,687.22 |
| Professional Fees | | | | | \$2,687.22 |
| Professional Fees | | | | | \$2,687.22 |
| FLEET OFFICE | | | | | \$54,987.22 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3D Substation Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 396 No allowance for capital works to building - included within current SAPN projects | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| SUBSTATION OFFICE | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3E Substation Toilet Block

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 251 Allowance for full internal refurbishment | m ² | 27 | 750.00 | 20,250.00 |
| Special Provisions | | | | \$20,250.00 |
| Architectural | | | | \$20,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,500.00 |
| Preliminaries | | | | \$3,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,200.00 |
| Escalation | | | | \$3,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,000.00 |
| Professional Fees | | | | \$3,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$12,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,624.37 |
| Professional Fees | | | | \$1,624.37 |
| Professional Fees | | | | \$1,624.37 |
| SUBSTATION TOILET BLOCK | | | | \$34,274.37 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3F Substation Transportable Lunchroom

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 74 Replace portable lunchroom including fit-out, kitchenette, access stair and ramp | m ² | 80 | 1,250.00 | 100,000.00 |
| Outbuildings and Covered Ways | | | | \$100,000.00 |
| Architectural | | | | \$100,000.00 |
| E Engineering Services | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 250 New services connections for replaced transportable | Item | | | 3,000.00 |
| Outbuildings and Covered Ways | | | | \$3,000.00 |
| Engineering Services | | | | \$3,000.00 |
| C Civil Works | | | | |
| SB Substructure | | | | |
| 111 Replace concrete hardstand as base for replaced transportable | Item | | | 15,000.00 |
| Substructure | | | | \$15,000.00 |
| Civil Works | | | | \$15,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 18,000.00 |
| Preliminaries | | | | \$18,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 12,000.00 |
| Contingency | | | | \$12,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 17,400.00 |
| Escalation | | | | \$17,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 15,000.00 |
| Professional Fees | | | | \$15,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 900.00 |
| Statutory Charges | | | | \$900.00 |
| On Costs | | | | \$63,300.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3F Substation Transportable Lunchroom (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 9,465.41 |
| <i>Professional Fees</i> | | | | \$9,465.41 |
| <i>Professional Fees</i> | | | | \$9,465.41 |
| SUBSTATION TRANSPORTABLE LUNCHROOM | | | | \$190,765.41 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3G Substation Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|-----------------------------|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 100 | 65.00 | 6,500.00 |
| | Roof | | | \$6,500.00 |
| | Architectural | | | \$6,500.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| | Special Provisions | | | \$65,000.00 |
| | Structural | | | \$65,000.00 |
| E Engineering Services | | | | |
| ED External Doors | | | | |
| 36 Replace roller door motor | Item | | | 2,550.00 |
| | External Doors | | | \$2,550.00 |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| | Sanitary Plumbing | | | \$1,450.00 |
| AC Air Conditioning | | | | |
| 252 Replacement of Evaporative A/C units and associated sheet metal ducting | Item | | | 70,000.00 |
| | Air Conditioning | | | \$70,000.00 |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| | Special Services | | | \$30,000.00 |
| | Engineering Services | | | \$104,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 26,500.00 |
| | Preliminaries | | | \$26,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 18,000.00 |
| | Contingency | | | \$18,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 25,800.00 |
| | Escalation | | | \$25,800.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

3 ANGLE PARK - 622 SOUTH ROAD

3G Substation Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 22,000.00 |
| Professional Fees | | | | \$22,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,300.00 |
| Statutory Charges | | | | \$1,300.00 |
| On Costs | | | | \$93,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 14,077.80 |
| Professional Fees | | | | \$14,077.80 |
| Professional Fees | | | | \$14,077.80 |
| SUBSTATION WORKSHOP | | | | \$283,177.80 |

ANGLE PARK
480 Grand Junction Road

Property Summary:

SEC Training facility (Poles & Wires).

Leased property – no formal lease from MFS (State Government). Long term occupation of previously owned land.

Office/training area, plus parking and outdoor training areas with specialist improvements to simulate field-based activities.

Principal Improvements and Cost Estimates:

| | |
|---|-------------------|
| Training Centre | \$ 566,242 |
| Large Training Centre Transportable 1 | \$ 73,156 |
| Large Training Centre Transportable 2 | \$ 61,994 |
| Small Training Centre Transportable 3 (Western) | \$ 0 |
| Training Centre Workshop | \$ 27,470 |
| Stores Buildings | \$ 0 |
| External Works | <u>\$ 396,363</u> |
| | \$ 1,125,224 |

Nature of Works:

- Training Centre - roof replacement, recarpet, repair & renovations, furniture renewal.
- Training Transportable - replace floor finishes
- Wash Bay, undercover EWP parking, Security, Pavements (gravel) (6,000sqm)

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 421,500 |
| Structural | \$ 115,000 |
| Engineering Services | \$ 65,800 |
| Civil Works | \$ 94,250 |
| On Costs | \$ 372,800 |
| Professional Fees | <u>\$ 55,874</u> |
| | \$ 1,125,244 |

ANGLE PARK
480 Grand Junction Road

- 2

Angle Park - 480 Grand Junction Road
- 2A

Training Centre (1985)
- 2B

Large Training Centre Transportable 1 (2013)
- 2C

Large Training Centre Transportable 2 (2013)
- 2D

Small Training Centre Transportable 3 (Western)
- 2E

Training Centre Workshop
- 2F

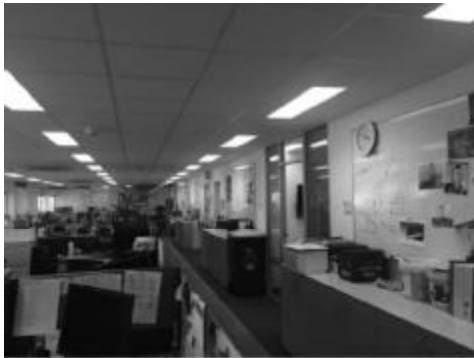
Stores Buildings
- 2G

External Works



ANGLE PARK

480 Grand Junction Road



SAPN Accommodation Audit Report

September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|--|-----------------------|
| 2 ANGLE PARK - 480 GRAND JUNCTION ROAD | |
| 2A Training Centre (1985) | 566,241.68 |
| 2B Large Training Centre Transportable 1 (2013) | 73,155.68 |
| 2C Large Training Centre Transportable 2 (2013) | 61,994.18 |
| 2D Small Training Centre Transportable 3 (Western) | Excl. |
| 2E Training Centre Workshop | 27,469.55 |
| 2F Stores Buildings | Excl. |
| 2G External Works | 396,362.92 |
| 2 - ANGLE PARK - 480 GRAND JUNCTION ROAD | \$1,125,224.01 |
| ESTIMATED TOTAL COST | \$1,125,224.01 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$421,500.00 |
| S | Structural | \$115,000.00 |
| E | Engineering Services | \$65,800.00 |
| C | Civil Works | \$94,250.00 |
| O | On Costs | \$372,800.00 |
| PF | Professional Fees | \$55,874.01 |
| ESTIMATED TOTAL COST | | \$1,125,224.01 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2A Training Centre (1985)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 241 Roof replacement (not inspected) including roof drainage rectification | Item | | | 100,000.00 |
| | Roof | | | \$100,000.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 15,000.00 |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 12,000.00 |
| 238 Clear finish to timber screen adjacent BBQ area | Item | | | 1,500.00 |
| | Wall Finishes | | | \$28,500.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 65,000.00 |
| | Floor Finishes | | | \$65,000.00 |
| AR Alterations and Renovations | | | | |
| 11 Allowance for asbestos removal air monitoring and remove material from site - Asbestos register pending | Item | | | 10,000.00 |
| 17 Internal demolition complete of including walls, floors, ceiling, services, etc. and removal of debris from site - approx. 600m2 | Item | | | 48,000.00 |
| | Alterations and Renovations | | | \$58,000.00 |
| XL Landscaping and Improvements | | | | |
| 239 Replace lattice screening with timber slats to match existing | Item | | | 5,000.00 |
| | Landscaping and Improvements | | | \$5,000.00 |
| FE Furniture, Fittings & Equipment | | | | |
| 240 Loose furniture renewal | Item | | | 75,000.00 |
| | Furniture, Fittings & Equipment | | | \$75,000.00 |
| | Architectural | | | \$331,500.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| | Sanitary Plumbing | | | \$1,450.00 |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 5 | 3,000.00 | 15,000.00 |
| | Air Conditioning | | | \$15,000.00 |
| | Engineering Services | | | \$16,450.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2A Training Centre (1985) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 274 General repairs to building perimeter paving and replacement of redundant garden beds with paving | Item | | | 3,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$3,500.00 |
| Civil Works | | | | \$3,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 53,000.00 |
| Preliminaries | | | | \$53,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 35,500.00 |
| Contingency | | | | \$35,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 51,500.00 |
| Escalation | | | | \$51,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 44,000.00 |
| Professional Fees | | | | \$44,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,600.00 |
| Statutory Charges | | | | \$2,600.00 |
| On Costs | | | | \$186,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 28,191.68 |
| Professional Fees | | | | \$28,191.68 |
| Professional Fees | | | | \$28,191.68 |
| TRAINING CENTRE (1985) | | | | \$566,241.68 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2B Large Training Centre Transportable 1 (2013)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| UF Upper Floors | | | | |
| 242 Sand and re-finish timber board to disabled access ramp and stair | Item | | | 2,000.00 |
| Upper Floors | | | | \$2,000.00 |
| SC Staircases | | | | |
| 145 Review access stair / ramp compliance | Item | | | 1,500.00 |
| Staircases | | | | \$1,500.00 |
| FF Floor Finishes | | | | |
| 273 Replace floor finish - ave. rate vinyl / carpet | Item | | | 40,000.00 |
| Floor Finishes | | | | \$40,000.00 |
| Architectural | | | | \$43,500.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| Sanitary Plumbing | | | | \$1,450.00 |
| Engineering Services | | | | \$1,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,500.00 |
| Contingency | | | | \$4,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,700.00 |
| Escalation | | | | \$6,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$24,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2B Large Training Centre Transportable 1 (2013) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,605.68 |
| <i>Professional Fees</i> | | | | \$3,605.68 |
| <i>Professional Fees</i> | | | | \$3,605.68 |
| LARGE TRAINING CENTRE TRANSPORTABLE 1 (2013) | | | | \$73,155.68 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2C Large Training Centre Transportable 2 (2013)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| UF Upper Floors | | | | |
| 242 Sand and re-finish timber board to disabled access ramp and stair | Item | | | 3,000.00 |
| Upper Floors | | | | \$3,000.00 |
| SC Staircases | | | | |
| 145 Review access stair / ramp compliance | Item | | | 1,500.00 |
| Staircases | | | | \$1,500.00 |
| FF Floor Finishes | | | | |
| 273 Replace floor finish - ave. rate vinyl / carpet | Item | | | 32,000.00 |
| Floor Finishes | | | | \$32,000.00 |
| Architectural | | | | \$36,500.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| Sanitary Plumbing | | | | \$1,450.00 |
| Engineering Services | | | | \$1,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 6,000.00 |
| Preliminaries | | | | \$6,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,000.00 |
| Contingency | | | | \$4,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,700.00 |
| Escalation | | | | \$5,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 5,000.00 |
| Professional Fees | | | | \$5,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$21,000.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2C Large Training Centre Transportable 2 (2013) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,044.18 |
| <i>Professional Fees</i> | | | | \$3,044.18 |
| <i>Professional Fees</i> | | | | \$3,044.18 |
| LARGE TRAINING CENTRE TRANSPORTABLE 2 (2013) | | | | \$61,994.18 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2D Small Training Centre Transportable 3 (Western)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 115 No allowance for capital works to this building | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| SMALL TRAINING CENTRE TRANSPORTABLE 3 (WESTERN) | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2E Training Centre Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-----------|--------------------|
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| Sanitary Plumbing | | | | \$1,450.00 |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 1 | 15,000.00 | 15,000.00 |
| Air Conditioning | | | | \$15,000.00 |
| Engineering Services | | | | \$16,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,500.00 |
| Preliminaries | | | | \$2,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,500.00 |
| Escalation | | | | \$2,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$9,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,319.55 |
| Professional Fees | | | | \$1,319.55 |
| Professional Fees | | | | \$1,319.55 |
| TRAINING CENTRE WORKSHOP | | | | \$27,469.55 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2F Stores Buildings

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 115 No allowance for capital works to this building | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| STORES BUILDINGS | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2G External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| A Architectural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 249 Replace shade sail material sheltering training prop | m ² | 50 | 200.00 | 10,000.00 |
| Outbuildings and Covered Ways | | | | \$10,000.00 |
| Architectural | | | | \$10,000.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 248 100mm thick layer of gravel to current unsealed areas being used to access linework training | m ² | 6,000 | 15.00 | 90,000.00 |
| 245 No allowance for asphalt pavement overlay to SAPN carpark - good condition | Note | | | Excl. |
| 246 No allowance for replacement of asphalt roadway extending from SAPN site to Grand Junction road - assume SAMFS responsibility | Note | | | Excl. |
| 247 No allowance to extend asphalt pavement into any current unsealed site areas | Note | | | Excl. |
| Roads, Footpaths and Paved Areas | | | | \$90,000.00 |
| XK External Stormwater Drainage | | | | |
| 244 Repair side entry pit lid | Item | | | 750.00 |
| External Stormwater Drainage | | | | \$750.00 |
| Civil Works | | | | \$90,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 37,000.00 |
| Preliminaries | | | | \$37,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

2 ANGLE PARK - 480 GRAND JUNCTION ROAD

2G External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 25,000.00 |
| Contingency | | | | \$25,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 36,100.00 |
| Escalation | | | | \$36,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 31,000.00 |
| Professional Fees | | | | \$31,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,800.00 |
| Statutory Charges | | | | \$1,800.00 |
| On Costs | | | | \$130,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 19,712.92 |
| Professional Fees | | | | \$19,712.92 |
| Professional Fees | | | | \$19,712.92 |
| EXTERNAL WORKS | | | | \$396,362.92 |

ELIZABETH
Pewsey Avenue

Property Summary:

All customer connection activity for the greater northern metropolitan area is delivered from this Project Depot. In addition, all 11KV and low voltage project work within the greater northern metropolitan area is completed by crews from the Elizabeth depot (St Marys for south). Elizabeth supports supply restoration and power line maintenance activities.

Overall condition of the existing improvements is poor, particularly external areas which are nearing end-of-life. Depot would benefit from reconfiguration to improve functionality.

Principal Improvements and Cost Estimates:

| | |
|------------------------|---------------------|
| Main Office Building | \$ 165,730 |
| Workshop / Office | \$ 89,822 |
| Transportable Office 1 | \$ 53,847 |
| Transportable Office 2 | \$ 39,825 |
| External Works | <u>\$ 2,286,504</u> |
| | \$ 2,635,728 |

Nature of Works:

- Office - paint, replace fixtures, replace AC.
- Workshop/Office - replace wall cladding, windows, floor finishes, paint.
- Replacement of Transportable Office1.
- Replacement of Transportable Office2.
- Wash bay, undercover EWP parking, Security, concrete hardstand (2,580 sqm) and asphalt paving (6,020 sqm).

Variation by Property Services to exclude the replacement of Transportable Office 1 and Office 2; approximately \$100,000

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 136,645 |
| Structural | \$ 181,700 |
| Engineering Services | \$ 72,450 |
| Civil Works | \$ 1,244,275 |
| On Costs | \$ 869,500 |
| Professional Fees | <u>\$ 131,158</u> |
| | \$ 2,635,728 |

| | |
|-----------------|-------------------|
| Less Variation: | <u>\$ 100,000</u> |
| | \$ 2,535,728 |

ELIZABETH

- 4 Elizabeth – Pewsey Street
- 4A Main Office
- 4B Workshop / Office
- 4C Transportable Office 1
- 4D Transportable Office 2
- 4E External Works



ELIZABETH



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--------------------------------------|--|-----------------------|
| 4 ELIZABETH - PEWSEY AVENUE | | |
| 4A Main Office Building | | 165,730.10 |
| 4B Workshop / Office | | 89,822.49 |
| 4C Transportable Office 1 | | 53,847.11 |
| 4D Transportable Office 2 | | 39,825.17 |
| 4E External Works | | 2,286,502.81 |
| 4 - ELIZABETH - PEWSEY AVENUE | | \$2,635,727.68 |
| ESTIMATED TOTAL COST | | \$2,635,727.68 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$136,645.00 |
| S | Structural | \$181,700.00 |
| E | Engineering Services | \$72,450.00 |
| C | Civil Works | \$1,244,275.00 |
| O | On Costs | \$869,500.00 |
| PF | Professional Fees | \$131,157.68 |
| ESTIMATED TOTAL COST | | \$2,635,727.68 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4A Main Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| NS Internal Screens and Borrowed Lights | | | | |
| 86 Replace existing toilet partitions | Item | | | 4,200.00 |
| Internal Screens and Borrowed Lights | | | | \$4,200.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 18,400.00 |
| Wall Finishes | | | | \$18,400.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 550.00 |
| 27 Replace vinyl floor finish | Item | | | 3,000.00 |
| 84 Replace tiled floor finish | Item | | | 3,300.00 |
| Floor Finishes | | | | \$6,850.00 |
| CF Ceiling Finishes | | | | |
| 94 Prepare and paint existing soffit lining | Item | | | 2,500.00 |
| Ceiling Finishes | | | | \$2,500.00 |
| FT Fitments | | | | |
| 24 Allowance to upgrade for sundry sanitary fitments including soap dispensers, coat hooks, paper towel dispensers and toilet roll holders etc. | Item | | | 2,200.00 |
| 42 Replace window blinds | Item | | | 8,800.00 |
| 66 Replace window awnings | Item | | | 15,400.00 |
| Fitments | | | | \$26,400.00 |
| Architectural | | | | \$58,350.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 1,200.00 |
| Substructure | | | | \$1,200.00 |
| Structural | | | | \$1,200.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| 62 Replace chilled boiling water unit | Item | | | 4,500.00 |
| 85 Replace existing fixtures to amenities | Item | | | 12,000.00 |
| Sanitary Plumbing | | | | \$17,950.00 |
| AC Air Conditioning | | | | |
| 92 Replace ceiling cassette air conditioner | No | 7 | 3,500.00 | 24,500.00 |
| Air Conditioning | | | | \$24,500.00 |
| Engineering Services | | | | \$42,450.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4A Main Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 65 Replace concrete bund | Item | | | 600.00 |
| Roads, Footpaths and Paved Areas | | | | \$600.00 |
| Civil Works | | | | \$600.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 15,500.00 |
| Preliminaries | | | | \$15,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 10,500.00 |
| Contingency | | | | \$10,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 15,100.00 |
| Escalation | | | | \$15,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 13,000.00 |
| Professional Fees | | | | \$13,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 800.00 |
| Statutory Charges | | | | \$800.00 |
| On Costs | | | | \$54,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,230.10 |
| Professional Fees | | | | \$8,230.10 |
| Professional Fees | | | | \$8,230.10 |
| MAIN OFFICE BUILDNG | | | | \$165,730.10 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4B Workshop / Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 133 | 65.00 | 8,645.00 |
| External Walls | | | | \$8,645.00 |
| WW Windows | | | | |
| 95 Replace aluminium framed reinforced windows | Item | | | 19,250.00 |
| Windows | | | | \$19,250.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 6,000.00 |
| Wall Finishes | | | | \$6,000.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 10,500.00 |
| Floor Finishes | | | | \$10,500.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 1,800.00 |
| Ceiling Finishes | | | | \$1,800.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 9,000.00 |
| Fitments | | | | \$9,000.00 |
| Architectural | | | | \$55,195.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 8,500.00 |
| Preliminaries | | | | \$8,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,000.00 |
| Contingency | | | | \$6,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 8,200.00 |
| Escalation | | | | \$8,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 7,000.00 |
| Professional Fees | | | | \$7,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4B Workshop / Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$30,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,427.49 |
| Professional Fees | | | | \$4,427.49 |
| Professional Fees | | | | \$4,427.49 |
| WORKSHOP / OFFICE | | | | \$89,822.49 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4C Transportable Office 1

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 45 Replace portable office including fitout, access stair and ramp | m² | 33 | 1,000.00 | 33,000.00 |
| Outbuildings and Covered Ways | | | | \$33,000.00 |
| Structural | | | | \$33,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,000.00 |
| Preliminaries | | | | \$5,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,900.00 |
| Escalation | | | | \$4,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,500.00 |
| Professional Fees | | | | \$4,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$18,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,647.11 |
| Professional Fees | | | | \$2,647.11 |
| Professional Fees | | | | \$2,647.11 |
| TRANSPORTABLE OFFICE 1 | | | | \$53,847.11 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4D Transportable Office 2

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 45 Replace portable office including fitout, access stair and ramp | m ² | 24 | 1,000.00 | 24,000.00 |
| Outbuildings and Covered Ways | | | | \$24,000.00 |
| Structural | | | | \$24,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,700.00 |
| Escalation | | | | \$3,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$13,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,925.17 |
| Professional Fees | | | | \$1,925.17 |
| Professional Fees | | | | \$1,925.17 |
| TRANSPORTABLE OFFICE 2 | | | | \$39,825.17 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|-----------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 308 | 75.00 | 23,100.00 |
| Roof | | | | \$23,100.00 |
| Architectural | | | | \$23,100.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 8,500.00 |
| Columns | | | | \$8,500.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$123,500.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 774 | 130.00 | 100,620.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 1,806 | 130.00 | 234,780.00 |
| Alterations and Renovations | | | | \$335,400.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 48 Replace concrete kerb and gutter | m | 21 | 75.00 | 1,575.00 |
| 122 Replace pavement with concrete hardstand | m ² | 2,580 | 150.00 | 387,000.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 6,020 | 85.00 | 511,700.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,750.00 |
| Roads, Footpaths and Paved Areas | | | | \$902,025.00 |
| XK External Stormwater Drainage | | | | |
| 93 Allowance for stormwater diversion away from building footings | Item | | | 6,250.00 |
| External Stormwater Drainage | | | | \$6,250.00 |
| Civil Works | | | | \$1,243,675.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 213,500.00 |
| Preliminaries | | | | \$213,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

4 ELIZABETH - PEWSEY AVENUE

4E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 142,500.00 |
| Contingency | | | | \$142,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 207,900.00 |
| Escalation | | | | \$207,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 178,000.00 |
| Professional Fees | | | | \$178,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 10,400.00 |
| Statutory Charges | | | | \$10,400.00 |
| On Costs | | | | \$752,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 113,927.81 |
| Professional Fees | | | | \$113,927.81 |
| Professional Fees | | | | \$113,927.81 |
| EXTERNAL WORKS | | | | \$2,286,502.81 |

FERRYDEN PARK
126 Days Road

Property Summary:

Third party leased property for occupation by Enerven.

Industrial property comprised of Showroom / Office / Warehouse of 3,125 sqm on a site of approximately 6,600 sqm.

Cost estimates through the 2020-2025 RCP allocated in the Network submission.

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

HINDMARSH 1 Station Place

Property Summary:

Purpose-built office building with a NLA of 1,575 m2 over 2 levels, with a site area of 2,219 sqm. On-site at-grade parking for 47 vehicles located to the rear of the building on land within ownership but separated by First Street.

Additional parking secured by way of a Lease on adjoining land to the north-west across Drayton St.

Strategic ownership in the developing Bowden TOD precinct, adjoining the proposed Bowden transport interchange (bus, train, tram).

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Office Building | \$ 255,417 |
| External Works | <u>\$ 192,324</u> |
| | \$ 447,741 |

Nature of Works:

- Roof replacement, carpet replacement, ceiling replacement, replacement existing sanitary plumbing, lighting upgrade, security.
- Wash bay

Variation by Property Services to exclude Wash bay; approximately \$65,000.

Additional variation to exclude a notional allocation by SA Power Networks to replace remaining airconditioning units; approximately \$250,000.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 132,425 |
| Structural | \$ 65,000 |
| Engineering Services | \$ 79,400 |
| Civil Works | \$ 750 |
| On Costs | \$ 147,900 |
| Professional Fees | <u>\$ 22,266</u> |
| | \$ 447,741 |

| | |
|-----------------|------------------|
| Less Variation: | <u>\$ 65,000</u> |
| | \$ 382,741 |

HINDMARSH

- 5 Hindmarsh – 1 Station Place**
5A Office Building
5B External Works



HINDMARSH



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|--|---------------------|
| 5 HINDMARSH - 1 STATION PLACE | |
| 5A Office Building | 255,417.08 |
| 5B External Works | 192,323.70 |
| 5 - HINDMARSH - 1 STATION PLACE | \$447,740.78 |
| ESTIMATED TOTAL COST | \$447,740.78 |

SAPN Accommodation Audit Report
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Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$132,425.00 |
| S | Structural | \$65,000.00 |
| E | Engineering Services | \$79,400.00 |
| C | Civil Works | \$750.00 |
| O | On Costs | \$147,900.00 |
| PF | Professional Fees | \$22,265.78 |
| ESTIMATED TOTAL COST | | \$447,740.78 |

SAPN Accommodation Audit Report

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Location Main Headings /Elements Item

5 HINDMARSH - 1 STATION PLACE

5A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|---------------------------------|-----|-------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m² | 895 | 75.00 | 67,125.00 |
| | Roof | | | \$67,125.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 23,000.00 |
| | Floor Finishes | | | \$23,000.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 16,200.00 |
| | Ceiling Finishes | | | \$16,200.00 |
| FT Fitments | | | | |
| 24 Allowance to upgrade for sundry sanitary fitments including soap dispensers, coat hooks, paper towel dispensers and toilet roll holders etc. | Item | | | 2,500.00 |
| | Fitments | | | \$2,500.00 |
| | Architectural | | | \$108,825.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 85 Replace existing fixtures to amenities | Item | | | 15,000.00 |
| | Sanitary Plumbing | | | \$15,000.00 |
| LP Electric Light and Power | | | | |
| 96 Allowance to upgrade office lighting | Item | | | 34,400.00 |
| | Electric Light and Power | | | \$34,400.00 |
| | Engineering Services | | | \$49,400.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 24,000.00 |
| | Preliminaries | | | \$24,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 16,000.00 |
| | Contingency | | | \$16,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 23,300.00 |
| | Escalation | | | \$23,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 20,000.00 |
| | Professional Fees | | | \$20,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

5 HINDMARSH - 1 STATION PLACE

5A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,200.00 |
| Statutory Charges | | | | \$1,200.00 |
| On Costs | | | | \$84,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 12,692.08 |
| Professional Fees | | | | \$12,692.08 |
| Professional Fees | | | | \$12,692.08 |
| OFFICE BUILDING | | | | \$255,417.08 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

5 HINDMARSH - 1 STATION PLACE

5B External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m² | 94 | 75.00 | 7,050.00 |
| Roof | | | | \$7,050.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 15,500.00 |
| Wall Finishes | | | | \$15,500.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 1,050.00 |
| Floor Finishes | | | | \$1,050.00 |
| Architectural | | | | \$23,600.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 31 Allowance for line marking to asphalt pavement | Item | | | 750.00 |
| Roads, Footpaths and Paved Areas | | | | \$750.00 |
| Civil Works | | | | \$750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 18,000.00 |
| Preliminaries | | | | \$18,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 12,000.00 |
| Contingency | | | | \$12,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 17,500.00 |
| Escalation | | | | \$17,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

5 HINDMARSH - 1 STATION PLACE

5B External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 15,000.00 |
| Professional Fees | | | | \$15,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 900.00 |
| Statutory Charges | | | | \$900.00 |
| On Costs | | | | \$63,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 9,573.70 |
| Professional Fees | | | | \$9,573.70 |
| Professional Fees | | | | \$9,573.70 |
| EXTERNAL WORKS | | | | \$192,323.70 |

HINDMARSH
Drayton Street

Property Summary:

Third party leased property for occupation by Enerven.

At-grade, sealed/unsealed carparking area to the north-west of the owned office building.

Cost estimates through the 2020-2025 RCP allocated in the Network submission.

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

HOLDEN HILL
38-44 Jacobsen Crescent

Property Summary:

Supply restoration and power line maintenance activities in the north-eastern metropolitan area are completed by crews from the Holden Hill Depot.

Excellent location and good overall functionality and condition of all depot improvements modelled on the FOM.

Principal Improvements and Cost Estimates:

| | | |
|----------------|----|----------------|
| Office | \$ | 44,566 |
| Workshop | \$ | 46,346 |
| External Works | \$ | <u>169,136</u> |
| | \$ | 260,048 |

Nature of Works:

- Office - repairs.
- Workshop - roof replacement.
- Security, stormwater alterations.

Variation by Property Services to exclude all works, as estimated by RLB, as the whole of the property was recently refurbished and reconfigured.

Elements:

| | | |
|----------------------|----|----------------|
| Architectural | \$ | 39,650 |
| Structural | \$ | 10,850 |
| Engineering Services | \$ | 34,500 |
| Civil Works | \$ | 24,550 |
| On Costs | \$ | 87,700 |
| Professional Fees | \$ | <u>12,798</u> |
| | \$ | 210,048 |
| Less Variation: | \$ | <u>210,048</u> |
| | \$ | 0 |

HOLDEN HILL

- 6 Holden Hill – 46-52 Jacobsen Crescent
- 6A Office
- 6B Workshop
- 6C External Works



HOLDEN HILL



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--|--|---------------------|
| 6 HOLDEN HILL - 38-44 JACOBSON CRESCENT | | |
| 6A Office | | 44,565.82 |
| 6B Workshop | | 46,346.03 |
| 6C External Works | | 169,136.51 |
| 6 - HOLDEN HILL - 38-44 JACOBSON CRESCENT | | \$260,048.36 |
| ESTIMATED TOTAL COST | | \$260,048.36 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$39,650.00 |
| S | Structural | \$60,850.00 |
| E | Engineering Services | \$34,500.00 |
| C | Civil Works | \$24,550.00 |
| O | On Costs | \$87,700.00 |
| PF | Professional Fees | \$12,798.36 |
| ESTIMATED TOTAL COST | | \$260,048.36 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT

6A Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 29 Rendered wall finish including paint (includes height access) | Item | | | 2,500.00 |
| External Walls | | | | \$2,500.00 |
| WW Windows | | | | |
| 61 Repair seals to leaking windows | Item | | | 2,500.00 |
| Windows | | | | \$2,500.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 8,500.00 |
| Wall Finishes | | | | \$8,500.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 1,100.00 |
| 27 Replace vinyl floor finish | Item | | | 3,050.00 |
| Floor Finishes | | | | \$4,150.00 |
| FT Fitments | | | | |
| 24 Allowance to upgrade for sundry sanitary fitments including soap dispensers, coat hooks, paper towel dispensers and toilet roll holders etc. | Item | | | 1,650.00 |
| Fitments | | | | \$1,650.00 |
| AR Alterations and Renovations | | | | |
| 21 Allowance to remove existing carpet tiles in high traffic areas and replace with new | Item | | | 2,350.00 |
| Alterations and Renovations | | | | \$2,350.00 |
| Architectural | | | | \$21,650.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 850.00 |
| External Walls | | | | \$850.00 |
| Structural | | | | \$850.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 62 Replace chilled boiling water unit | Item | | | 4,500.00 |
| Sanitary Plumbing | | | | \$4,500.00 |
| Engineering Services | | | | \$4,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,500.00 |
| Preliminaries | | | | \$4,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT

6A Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| Contingency | | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,100.00 |
| Escalation | | | | \$4,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$15,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,165.82 |
| Professional Fees | | | | \$2,165.82 |
| Professional Fees | | | | \$2,165.82 |
| OFFICE | | | | \$44,565.82 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT

6B Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--------------------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m² | 210 | 65.00 | 13,650.00 |
| | Roof | | | \$13,650.00 |
| EW External Walls | | | | |
| 63 Replace damaged cladding | Item | | | 3,500.00 |
| | External Walls | | | \$3,500.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 850.00 |
| | Floor Finishes | | | \$850.00 |
| | Architectural | | | \$18,000.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 64 Repair damaged joints in concrete slab | Item | | | 5,000.00 |
| | Substructure | | | \$5,000.00 |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 5,000.00 |
| | Columns | | | \$5,000.00 |
| | Structural | | | \$10,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,500.00 |
| | Preliminaries | | | \$4,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| | Contingency | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,300.00 |
| | Escalation | | | \$4,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,000.00 |
| | Professional Fees | | | \$4,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| | Statutory Charges | | | \$300.00 |
| | On Costs | | | \$16,100.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT
6B Workshop (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------------|------------------|------|-----|--------------------------|--------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | | | | |
| | | Item | | | 2,246.03 |
| | | | | Professional Fees | \$2,246.03 |
| | | | | Professional Fees | \$2,246.03 |
| | | | | WORKSHOP | \$46,346.03 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT

6C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| FT Fitments | | | | |
| 32 Armco railing | m | 30 | 240.00 | 7,200.00 |
| Fitments | | | | \$7,200.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 23 Allowance to take up and remove damaged concrete unit paving and replace with new | Item | | | 850.00 |
| 25 Allowance for crack remediation in concrete pavement | Item | | | 3,500.00 |
| 46 Replace sections of concrete kerb and gutter | Item | | | 1,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$5,850.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 22 Allowance to take down and remove damaged barbed cyclone security fencing and replace with new | Item | | | 1,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$1,500.00 |
| XK External Stormwater Drainage | | | | |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 10,000.00 |
| External Stormwater Drainage | | | | \$10,000.00 |
| Civil Works | | | | \$24,550.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 16,000.00 |
| Preliminaries | | | | \$16,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 10,500.00 |
| Contingency | | | | \$10,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

6 HOLDEN HILL - 38-44 JACOBSON CRESCENT

6C External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 15,400.00 |
| Escalation | | | | \$15,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 13,500.00 |
| Professional Fees | | | | \$13,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 800.00 |
| Statutory Charges | | | | \$800.00 |
| On Costs | | | | \$56,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,386.51 |
| Professional Fees | | | | \$8,386.51 |
| Professional Fees | | | | \$8,386.51 |
| EXTERNAL WORKS | | | | \$169,136.51 |

KESWICK
1 Anzac Highway

Property Summary:

Principal improvement is SA Power Network's HQ, a seven (7) level landmark office tower constructed in 1990.

Total NLA of 10,571 m2, together with four (4) storage rooms and a basement workshop of c. 88 m2. Secure on-site parking includes c.195 bays at lower ground (undercroft and open) with a further 50-60 open parks on the upper deck. The latter are accessed via a concrete ramp from Hampton Road and access the ground level building entrance.

The offices are ageing and the subject of a scheduled and ongoing maintenance program to meet SA Power Network's objectives and delivers accommodation that aligns with SAPN's *Office Accommodation Standards* and *Office Accommodation Selection Standards*.

The refurbishment program commenced in 2012 and completion of the phased approach is scheduled to complete in the 2020-2025 RCP.

Principal Improvements and Cost Estimates:

| | |
|---------------------------|-------------------|
| Office building | \$ 15,827,773 |
| Undercroft & Deck Carpark | <u>\$ 568,022</u> |
| | \$ 16,395,795 |

Nature of Works:

- Roof and external wall repairs, including replacement of metal façade panels.
- New fitout complete with internal walls, workstations, floor finishes, ceilings, services, FFE, etc. (5,430 sqm)
- Toilet and tea point refurbishment.
- Upgrade kitchen equipment in ground floor canteen.
- Refurbishment of ground floor lobby and waiting area.
- Replacement (in part) and service to Air Conditioning plant.
- Upgrade office equipment.

Variation by Property Services to exclude refurbishment of ground floor lobby and waiting area as this is programmed to complete in the current RCP; approximately \$100,000.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 9,196,856 |
| Structural | \$ 38,700 |
| Engineering Services | \$ 715,050 |
| Civil Works | \$ 239,950 |
| On Costs | \$ 5,387,800 |
| Professional Fees | <u>\$ 817,439</u> |
| | \$ 16,395,795 |
| Less Variation: | <u>\$ 100,000</u> |
| | \$ 16,295,795 |

KESWICK
1 Anzac Highway



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|--------------------------------------|------------------------|
| 7 KESWICK - 1 ANZAC HIGHWAY | |
| 7A Office Building | 15,827,772.84 |
| 7B Undercroft & Deck Carpark | 568,021.90 |
| 7 - KESWICK - 1 ANZAC HIGHWAY | \$16,395,794.74 |
| ESTIMATED TOTAL COST | \$16,395,794.74 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|-----------------|
| A | Architectural | \$9,196,856.00 |
| S | Structural | \$38,700.00 |
| E | Engineering Services | \$715,050.00 |
| C | Civil Works | \$239,950.00 |
| O | On Costs | \$5,387,800.00 |
| PF | Professional Fees | \$817,438.74 |
| ESTIMATED TOTAL COST | | \$16,395,794.74 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|----------|-----------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 310 Regrade box gutters to shed standing water | Item | | | 7,500.00 |
| 311 Replace sections of corroded box gutter (30% allowed) | Item | | | 10,000.00 |
| 312 Repair corrosion and repaint the structure supporting the roof mounted Screen | Item | | | 15,000.00 |
| Roof | | | | \$32,500.00 |
| EW External Walls | | | | |
| 298 Replace corroded steelwork adjacent openable plantroom louvres | Item | | | 2,500.00 |
| 314 Replace metal clad facade panels | Item | | | 615,000.00 |
| 315 Allowance to re-caulk glazed facade panels | Item | | | 600,000.00 |
| External Walls | | | | \$1,217,500.00 |
| ED External Doors | | | | |
| 300 Service external auto sliding door | m ² | 1 | 500.00 | 500.00 |
| 305 Repaint external single door panels | m ² | 14 | 150.00 | 2,100.00 |
| 306 Repaint external pair door panels (including services doors) | m ² | 6 | 200.00 | 1,200.00 |
| 299 Replace corroded framing supporting openable plantroom louvres | Item | | | 20,000.00 |
| 318 Replace pair of doors to store area | Item | | | 2,000.00 |
| External Doors | | | | \$25,800.00 |
| NW Internal Walls | | | | |
| 304 Repaint internal walls and columns | m ² | 3,288 | 12.00 | 39,456.00 |
| Internal Walls | | | | \$39,456.00 |
| ND Internal Doors | | | | |
| 301 Service internal auto sliding door | m ² | 1 | 500.00 | 500.00 |
| 302 Repaint internal single door panels | m ² | 33 | 150.00 | 4,950.00 |
| 303 Repaint internal pair door panels | m ² | 13 | 200.00 | 2,600.00 |
| 307 Repaint internal door panels | m ² | 5 | 150.00 | 750.00 |
| Internal Doors | | | | \$8,800.00 |
| FT Fitments | | | | |
| 313 Replace 5% of blinds per annum | Item | | | 80,000.00 |
| Fitments | | | | \$80,000.00 |
| SE Special Equipment | | | | |
| 308 Davit arm currently resting on rotting timber - provide appropriate bearing material | Item | | | 500.00 |
| 309 Repair corrosion to davit arm struts | Item | | | 2,500.00 |
| Special Equipment | | | | \$3,000.00 |
| YY Special Provisions | | | | |
| 271 Allowance for new fitout complete with internal walls, workstations, floor finishes, ceilings, services, FFE etc | m ² | 5,430 | 1,200.00 | 6,516,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|-----------|-----------------------|
| 290 Ground floor fitout - recent upgrade to Café (2016) | Item | | | Excl. |
| 291 Ground floor function space - current project (2017) | Item | | | Excl. |
| 292 Allowance for upgrading ground floor lobby and waiting area at main entrance including light fitting, furniture, fitout, intercom system, access control and security room | Item | | | 100,000.00 |
| 293 No allowance for new fit-out to portion of Ground, Third, Fifth and Sixth floor areas - recently upgraded | Item | | | Excl. |
| 294 No allowance for Level 1 toilet refurbishment - recently upgraded | Item | | | Excl. |
| 295 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. (Male & Female for Levels 2-6) | No | 10 | 75,000.00 | 750,000.00 |
| 296 Allowance for tea point refurbishment complete including floor and wall finishes, joinery, services etc. (2 per level for levels 1-6) | No | 12 | 15,000.00 | 180,000.00 |
| 297 Roof replacement | m ² | 1,600 | 150.00 | 240,000.00 |
| Special Provisions | | | | \$7,786,000.00 |
| Architectural | | | | \$9,193,056.00 |
| E Engineering Services | | | | |
| FF Floor Finishes | | | | |
| 357 High pressure floor clean to plant room areas | Item | | | 3,500.00 |
| Floor Finishes | | | | \$3,500.00 |
| SE Special Equipment | | | | |
| 336 Allowance for upgrading kitchen equipment on ground floor canteen including cooker, oven, rangehood, water boiler, microwave, fridges, dishwasher, air-conditioning/ventilation system etc | Item | | | 100,000.00 |
| Special Equipment | | | | \$100,000.00 |
| PD Sanitary Plumbing | | | | |
| 337 Service hot water system to canteen and tea room | No | 1 | 300.00 | 300.00 |
| 338 Maintenance to grease arrestor for kitchen in carpark including pipe work and connection to public sewer | No | 1 | 500.00 | 500.00 |
| 343 No allowance to replace 275 litre "RHEEM" hot water boilers - date of manufacture 2010 but installed 16/5/17 and 30/5/17 | Item | | | Excl. |
| 350 No allowance to replace Boiler No. 1 - recently commissioned | Item | | | Excl. |
| 351 Allowance to commission Boiler No. 2 (scheduled for 2017) | Item | | | 15,000.00 |
| 352 Decommission and remove existing Boiler No. 2 (assume retained in plantroom - no craneage allowed) | Item | | | 5,000.00 |
| 353 Replace Heating Hot Water Pump associated with Boiler No. 2 replacement | Item | | | 7,500.00 |
| Sanitary Plumbing | | | | \$28,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|-----------|---------------------|
| AC Air Conditioning | | | | |
| 345 Replace supplementary air-conditioning units to meeting rooms | No | 12 | 5,000.00 | 60,000.00 |
| 346 Replace air-conditioning unit to computer room (1993) | No | 1 | 5,000.00 | 5,000.00 |
| 359 Replace toilet exhaust fan in plant room | No | 2 | 25,000.00 | 50,000.00 |
| 360 Replace kitchen exhaust fan in plant room | No | 2 | 25,000.00 | 50,000.00 |
| 361 Replace smoke spill fan in plant room | No | 2 | 10,000.00 | 20,000.00 |
| 362 Replace smoke spill controller in plant room | No | 4 | 750.00 | 3,000.00 |
| 330 Replace filters to AC fresh air intakes | Item | | | 25,000.00 |
| 331 Replace panels to roof mounted package AC units | Item | | | 1,000.00 |
| 332 Repair holes in AC condensor deck platform | Item | | | 2,500.00 |
| 333 Repair corrosion to roof mounted condensor units | Item | | | 1,500.00 |
| 344 Service roof mounted air-conditioning units. | Item | | | 5,000.00 |
| 347 Service chiller/boiler for air-conditioning system | Item | | | 2,500.00 |
| 348 No allowance for works to AC control systems - recently replaced | Item | | | Excl. |
| 349 No allowance for upgrade to chillers (replaced 2010) | Item | | | Excl. |
| 354 No allowance for replacing A/C dampers | Item | | | Excl. |
| 355 No allowance for upgrade to cooling towers (replaced 2012) | Item | | | Excl. |
| 356 Water treatment plant for cooling towers (Integra Water Treatment Solutions) | Item | | | 15,000.00 |
| 358 Replace corroding pipework to cooling towers | Item | | | 5,000.00 |
| Air Conditioning | | | | \$245,500.00 |
| LP Electric Light and Power | | | | |
| 320 Allowance for carpark lighting upgrade | Item | | | 5,000.00 |
| 321 Service generator, standby generator, diesel tank and switchboards etc | Item | | | 1,000.00 |
| 322 Replace power factor correction | Item | | | 15,000.00 |
| 323 Replace batteries | Item | | | 15,000.00 |
| 324 2 x UPS (2015) - no works | Item | | | Excl. |
| 325 UPS Batteries (2013) - no works | Item | | | Excl. |
| 326 3 x UPS serving Network Operations (2011) - no works | Item | | | Excl. |
| 327 2 x UPS serving competer room (2005) - allowance to remove and consolidate via spare capacity in other existing UPS | Item | | | Excl. |
| 328 2 x UPS serving building generally (2005) - allowance to remove and consolidate via spare capacity in other existing UPS | Item | | | 7,500.00 |
| 363 Replace TV antenna | Item | | | 750.00 |
| 364 Allowance for replacing ETSA intersite communication system (roof mounted) | Item | | | 20,000.00 |
| Electric Light and Power | | | | \$64,250.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|-----------------------|
| CM Communications | | | | |
| 329 Upgrade PABX in Comms Room | Item | | | 7,000.00 |
| Communications | | | | \$7,000.00 |
| TS Transportation Systems | | | | |
| 334 No allowance for upgrades to lifts | Item | | | Excl. |
| Transportation Systems | | | | Excl. |
| SS Special Services | | | | |
| 335 Replace refrigerative plant to Canteen coolrooms | Item | | | 10,000.00 |
| 341 Replace pan/tilt CCTV security cameras | Item | | | 10,000.00 |
| 342 Replace fixed CCTV security cameras | Item | | | 30,000.00 |
| 366 Repaint exhaust ducting to external diesel genset | Item | | | 1,500.00 |
| Special Services | | | | \$51,500.00 |
| FE Furniture, Fittings & Equipment | | | | |
| 339 Upgrade tea room equipment including microwave, fridges, induction cooktop, oven, electric kettle, coffee dispenser, sandwich press and underbench chiller/boiler unit etc | Item | | | 20,000.00 |
| 340 Upgrade office equipment including photocopiers, fax machines, computers, plotters, printers, projector and screen, television, disc player, recorder etc (G/F) | Item | | | 125,000.00 |
| Furniture, Fittings & Equipment | | | | \$145,000.00 |
| Engineering Services | | | | \$645,050.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,476,000.00 |
| Preliminaries | | | | \$1,476,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 984,000.00 |
| Contingency | | | | \$984,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,438,900.00 |
| Escalation | | | | \$1,438,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,230,000.00 |
| Professional Fees | | | | \$1,230,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|------------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 71,600.00 |
| Statutory Charges | | | | \$71,600.00 |
| On Costs | | | | \$5,200,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 789,166.84 |
| Professional Fees | | | | \$789,166.84 |
| Professional Fees | | | | \$789,166.84 |
| OFFICE BUILDING | | | | \$15,827,772.84 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7B Undercroft & Deck Carpark

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 316 Replace perforated mesh used to close in the underside of deck ramp and repaint supporting steelwork | m ² | 6 | 300.00 | 1,800.00 |
| 317 Repaint walling to loading dock area | Item | | | 2,000.00 |
| External Walls | | | | \$3,800.00 |
| Architectural | | | | \$3,800.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 367 Repairs to loading dock concrete slab - multiple cracks | m ² | 180 | 40.00 | 7,200.00 |
| Substructure | | | | \$7,200.00 |
| SC Staircases | | | | |
| 370 External concrete stair cracking through top tread | Item | | | 1,500.00 |
| Staircases | | | | \$1,500.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 368 Retaining wall to undercroft carpark (North) appears to have a failure in waterproofing with severe effluorescence evident - Allowance for professional fees for an Engineer to investigate and propose a solution | Item | | | 5,000.00 |
| 369 PC Sum allowance to fix waterproofing issue to undercroft retaining wall | Item | | | 25,000.00 |
| Boundary Walls, Fencing and Gates | | | | \$30,000.00 |
| Structural | | | | \$38,700.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 319 Allowance for upgrading ventilation and split type air-conditioning system to carpark areas | Item | | | 20,000.00 |
| Air Conditioning | | | | \$20,000.00 |
| SS Special Services | | | | |
| 365 Renewal/replacement of electric car charging - PC Sum for new technologies | Item | | | 50,000.00 |
| Special Services | | | | \$50,000.00 |
| Engineering Services | | | | \$70,000.00 |
| C Civil Works | | | | |
| SB Substructure | | | | |
| 387 PC Sum to fix waterproofing issues to entry plaza slab | Item | | | 30,000.00 |
| Substructure | | | | \$30,000.00 |
| EW External Walls | | | | |
| 374 Repaint concrete balustrade to carpark deck | Item | | | 20,000.00 |
| 375 Repairs to concrete balustrade to carpark deck | Item | | | 7,500.00 |
| 377 Repair low-height block retaining wall between carparks | Item | | | 2,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7B Undercroft & Deck Carpark (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|-----------|--------------------|
| 388 Replace mastic to joint in ramp wall | Item | | | 2,000.00 |
| External Walls | | | | \$32,000.00 |
| WF Wall Finishes | | | | |
| 383 Repaint external carpark deck | m ² | 1,200 | 35.00 | 42,000.00 |
| Wall Finishes | | | | \$42,000.00 |
| FF Floor Finishes | | | | |
| 376 High pressure water clean to concrete deck to areas of low lying water and areas of moss covering to South East walkway | Item | | | 3,000.00 |
| Floor Finishes | | | | \$3,000.00 |
| FT Fitments | | | | |
| 384 Repaint external metal balustrades | Item | | | 5,000.00 |
| 385 Repair corroded section of metal balustrade on top of concrete balustrade | Item | | | 7,500.00 |
| Fitments | | | | \$12,500.00 |
| FP Fire Protection | | | | |
| 378 Clean and repair smoke detectors to underside of carpark deck | Item | | | 1,500.00 |
| 381 Replace covers to external double headed hydrants | Item | | | 750.00 |
| Fire Protection | | | | \$2,250.00 |
| SS Special Services | | | | |
| 382 Boom gate replacement | m ² | 2 | 10,000.00 | 20,000.00 |
| Special Services | | | | \$20,000.00 |
| AR Alterations and Renovations | | | | |
| 380 Consider tree removal to reduce movement of kerbs and bitumen | Note | | | Excl. |
| Alterations and Renovations | | | | Excl. |
| XR Roads, Footpaths and Paved Areas | | | | |
| 371 Allowance for repairing bitumen floor damage (assume 30% every 5 years.) | m ² | 1,634 | 50.00 | 81,700.00 |
| 372 Repaint line markings including signage | Item | | | 2,500.00 |
| 379 Sundry kerb repairs | Item | | | 1,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$85,700.00 |
| XK External Stormwater Drainage | | | | |
| 373 Fix areas of standing water to carpark deck either by creating an additional drain at the low point of apply topping to grade surface to existing drains | Item | | | 5,000.00 |
| External Stormwater Drainage | | | | \$5,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

7 KESWICK - 1 ANZAC HIGHWAY

7B Undercroft & Deck Carpark (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 386 Professional fees for Engineer to inspect concrete deck to building entry plaza and consider jointing issues causing retaining wall effluorescence | Item | | | 7,500.00 |
| Professional Fees | | | | \$7,500.00 |
| Civil Works | | | | \$239,950.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 53,000.00 |
| Preliminaries | | | | \$53,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 35,500.00 |
| Contingency | | | | \$35,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 51,700.00 |
| Escalation | | | | \$51,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 44,500.00 |
| Professional Fees | | | | \$44,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,600.00 |
| Statutory Charges | | | | \$2,600.00 |
| On Costs | | | | \$187,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 28,271.90 |
| Professional Fees | | | | \$28,271.90 |
| Professional Fees | | | | \$28,271.90 |
| UNDERCROFT & DECK CARPARK | | | | \$568,021.90 |

KESWICK
12-22 Richmond Road

Property Summary:

Third-party leased property for occupation by SA Power Networks, to be vacated in current 2015-2020 RCP

Project space (ADMS) used in conjunction with adjoining Keswick HQ.

Office – NLA 358 m2, first floor. Building shared with others. Includes eight (8) at-grade carparks to the rear.

Principal Improvements and Cost Estimates:

| | |
|------------|-------------|
| New fitout | \$1,464,396 |
|------------|-------------|

Nature of Works:

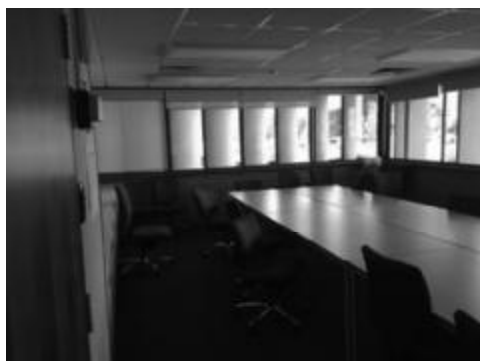
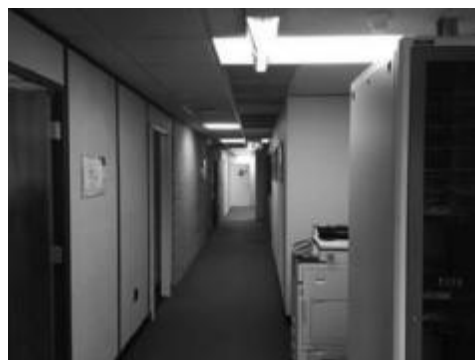
- Demolish existing fitout.
- New fitout.

Variation by Property Services to exclude new fitout for this leased property as it is to be vacated in the current 2015-2020 RCP.

Elements:

| | |
|----------------------|---------------------|
| Architectural | \$ 910,000 |
| Structural | \$ 0 |
| Engineering Services | \$ 0 |
| Civil Works | \$ 0 |
| On Costs | \$ 481,400 |
| Professional Fees | <u>\$ 72,996</u> |
| | \$ 1,464,396 |
| Less Variation: | <u>\$ 1,464,396</u> |
| | \$ 0 |

KESWICK – 12-22 RICHMOND ROAD



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------|-----------------------------------|----------------|
| 8 | KESWICK - 1F, 12-22 RICHMOND ROAD | 1,464,395.95 |
| ESTIMATED TOTAL COST | | \$1,464,395.95 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|-------------------|----------------|
| A | Architectural | \$910,000.00 |
| O | On Costs | \$481,400.00 |
| PF | Professional Fees | \$72,995.95 |
| ESTIMATED TOTAL COST | | \$1,464,395.95 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

8 KESWICK - 1F, 12-22 RICHMOND ROAD

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|----------|-----------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 272 Demolish existing fitout (asbestos) | m² | 700 | 100.00 | 70,000.00 |
| Alterations and Renovations | | | | \$70,000.00 |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| 271 Allowance for new fitout complete with internal walls, workstations, floor finishes, ceilings, services, FFE etc | m² | 700 | 1,200.00 | 840,000.00 |
| Special Provisions | | | | \$840,000.00 |
| Architectural | | | | \$910,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 136,500.00 |
| Preliminaries | | | | \$136,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 91,000.00 |
| Contingency | | | | \$91,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 133,200.00 |
| Escalation | | | | \$133,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 114,000.00 |
| Professional Fees | | | | \$114,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 6,700.00 |
| Statutory Charges | | | | \$6,700.00 |
| On Costs | | | | \$481,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 72,995.95 |
| Professional Fees | | | | \$72,995.95 |
| Professional Fees | | | | \$72,995.95 |
| KESWICK - 1F, 12-22 RICHMOND ROAD | | | | \$1,464,395.95 |

KESWICK
Railway Terrace

Property Summary:

Rectangular shaped site of even contour with a total site area of 7,967 m2.

The site is sealed and kerbed providing at-grade parking for c. 200 SA Power Networks employees residing in nearby HQ, having access/egress points from Railway Terrace.

Principal Improvements and Cost Estimates:

Full depth pavements (7,600 sqm) \$ 653,475

Nature of Works:

- Paving (7,600 sqm), new spoon drain, landscaping.

Variation by Property Services to exclude the replacement external pavement works.

Elements:

| | | |
|----------------------|----|-----------|
| Architectural | \$ | 0 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 17,000 |
| Civil Works | \$ | 740,550 |
| On Costs | \$ | 401,500 |
| Professional Fees | \$ | 60,767 |
| | \$ | 1,219,817 |
| Less Variation: | \$ | 1,219,817 |
| | \$ | 0 |

KESWICK
Railway Terrace



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------|-------------------------------------|----------------|
| 9 | KESWICK (CARPARK) - RAILWAY TERRACE | 1,219,817.12 |
| ESTIMATED TOTAL COST | | \$1,219,817.12 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| E | Engineering Services | \$17,000.00 |
| C | Civil Works | \$740,550.00 |
| O | On Costs | \$401,500.00 |
| PF | Professional Fees | \$60,767.12 |
| ESTIMATED TOTAL COST | | \$1,219,817.12 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

9 KESWICK (CARPARK) - RAILWAY TERRACE

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|----------|---------------------|
| E Engineering Services | | | | |
| CM Communications | | | | |
| 262 Replace duress phone and cabinet | Item | | | 1,000.00 |
| Communications | | | | \$1,000.00 |
| SS Special Services | | | | |
| 260 CCTV PTZ cameras and security cage renewal | Item | | | 10,000.00 |
| 263 No allowance for boom gate renewal | Note | | | Excl. |
| 264 No allowance to replace redundant Public Address system | Note | | | Excl. |
| Special Services | | | | \$10,000.00 |
| XE External Electric Light and Power | | | | |
| 261 Renewal of pole lighting | No | 4 | 1,500.00 | 6,000.00 |
| External Electric Light and Power | | | | \$6,000.00 |
| Engineering Services | | | | \$17,000.00 |
| C Civil Works | | | | |
| FT Fitments | | | | |
| 268 Partial renewal of wheelstops | Item | | | 3,000.00 |
| 270 Allowance for carpark signage | Item | | | 1,500.00 |
| Fitments | | | | \$4,500.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 204 Replace concrete kerb | m | 115 | 65.00 | 7,475.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 7,600 | 85.00 | 646,000.00 |
| Roads, Footpaths and Paved Areas | | | | \$653,475.00 |
| XL Landscaping and Improvements | | | | |
| 265 Allowance for arborist for tree lopping / management | Item | | | 7,500.00 |
| 266 Allowance for new landscaped areas where tree root zone impacting asphalt quality | Item | | | 20,000.00 |
| 267 No allowance to re-establish irrigation system (currently redundant) and landscaped garden beds | Item | | | Excl. |
| Landscaping and Improvements | | | | \$27,500.00 |
| XK External Stormwater Drainage | | | | |
| 56 Demolish, remove and replace 450mm wide concrete spoon drain | m | 295 | 85.00 | 25,075.00 |
| 269 Stormwater alteration to suit falls and crossfalls of new carpark including side entry and grated inlet pits and pipes | Item | | | 30,000.00 |
| External Stormwater Drainage | | | | \$55,075.00 |
| Civil Works | | | | \$740,550.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 114,000.00 |
| Preliminaries | | | | \$114,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

9 KESWICK (CARPARK) - RAILWAY TERRACE (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 76,000.00 |
| Contingency | | | | \$76,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 110,900.00 |
| Escalation | | | | \$110,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 95,000.00 |
| Professional Fees | | | | \$95,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 5,600.00 |
| Statutory Charges | | | | \$5,600.00 |
| On Costs | | | | \$401,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 60,767.12 |
| Professional Fees | | | | \$60,767.12 |
| Professional Fees | | | | \$60,767.12 |
| KESWICK (CARPARK) - RAILWAY TERRACE | | | | \$1,219,817.12 |

KESWICK
1 Richmond Road

Property Summary:

Third party leased property for occupation by SA Power Networks.

Office accommodation on comprising a total of 2,337 sqm on Ground and First floor levels.

Leased area includes 85 at-grade car parks.

Principal Improvements and Cost Estimates:

Not assessed by Rider Levett Bucknall

Nature of Works:

Notional allocation by SA Power Networks for ongoing maintenance of \$200,000.

Variation by Property Services to exclude the notional allocation for works to this leased property.

Elements:

| | | |
|----------------------|----|-------|
| Architectural | \$ | 0 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 0 |
| Civil Works | \$ | 0 |
| On Costs | \$ | 0 |
| Professional Fees | \$ | 0 |
| | | <hr/> |
| | \$ | 0 |

KURRALTA PARK
31-33 Broughton Avenue

Property Summary:

Excellent, near city location for Museum and Retiree meeting place.

Associated storage facilities are dated and nearing obsolescence for a higher business use. Environmental concerns as a result of former on-site activities.

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Office Building | \$ 740,099 |
| Museum | \$ 293,159 |
| Storage Shed | \$ 36,685 |
| External Works | <u>\$ 939,344</u> |
| | \$ 2,011,287 |

Nature of Works:

- Demolish Office building, new Office building
- New fitout in Museum including lighting upgrade
- Undercover parking, security, asphalt paving (3,250 sqm), fencing, stormwater.

Variation by Property Services to exclude demolition and new office building, along with external works, at this non-core property.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 195,000 |
| Structural | \$ 493,500 |
| Engineering Services | \$ 56,500 |
| Civil Works | \$ 503,350 |
| On Costs | \$ 662,800 |
| Professional Fees | <u>\$ 100,137</u> |
| | \$ 2,011,287 |

| | |
|-----------------|---------------------|
| Less Variation: | <u>\$ 2,011,287</u> |
| | \$ 0 |

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--|-----------------|-----------------------|
| 10 KURRALTA PARK - 31-33 BROUGHTON AVENUE | | |
| 10A | Office Building | 740,099.05 |
| 10B | Museum | 293,159.08 |
| 10C | Storage Shed | 38,685.07 |
| 10D | External Works | 939,343.60 |
| 10 - KURRALTA PARK - 31-33 BROUGHTON AVENUE | | \$2,011,286.80 |
| ESTIMATED TOTAL COST | | \$2,011,286.80 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$195,000.00 |
| S | Structural | \$493,500.00 |
| E | Engineering Services | \$56,500.00 |
| C | Civil Works | \$503,350.00 |
| O | On Costs | \$662,800.00 |
| PF | Professional Fees | \$100,136.80 |
| ESTIMATED TOTAL COST | | \$2,011,286.80 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 209 Allowance to demolish existing solid brick office including removal of debris from site | m ² | 200 | 100.00 | 20,000.00 |
| Alterations and Renovations | | | | \$20,000.00 |
| Architectural | | | | \$20,000.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 208 Allowance for office building complete including substructure. framing, cladding, internal fit-out, services, amenities etc. | m ² | 200 | 2,200.00 | 440,000.00 |
| Special Provisions | | | | \$440,000.00 |
| Structural | | | | \$440,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 69,000.00 |
| Preliminaries | | | | \$69,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 46,000.00 |
| Contingency | | | | \$46,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 67,300.00 |
| Escalation | | | | \$67,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 57,500.00 |
| Professional Fees | | | | \$57,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,400.00 |
| Statutory Charges | | | | \$3,400.00 |
| On Costs | | | | \$243,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 36,899.05 |
| Professional Fees | | | | \$36,899.05 |
| Professional Fees | | | | \$36,899.05 |
| OFFICE BUILDING | | | | \$740,099.05 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10B Museum

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 150 | 100.00 | 15,000.00 |
| Alterations and Renovations | | | | \$15,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 150 | 1,000.00 | 150,000.00 |
| Special Provisions | | | | \$150,000.00 |
| Architectural | | | | \$165,000.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 43 Allowance to upgrade exit lights | Item | | | 16,500.00 |
| Electric Light and Power | | | | \$16,500.00 |
| Engineering Services | | | | \$16,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 27,500.00 |
| Preliminaries | | | | \$27,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 18,500.00 |
| Contingency | | | | \$18,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 26,700.00 |
| Escalation | | | | \$26,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 23,000.00 |
| Professional Fees | | | | \$23,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,400.00 |
| Statutory Charges | | | | \$1,400.00 |
| On Costs | | | | \$97,100.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10B Museum (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 14,559.08 |
| <i>Professional Fees</i> | | | | \$14,559.08 |
| <i>Professional Fees</i> | | | | \$14,559.08 |
| <i>MUSEUM</i> | | | | \$293,159.08 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10C Storage Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WW Windows | | | | |
| 77 Replace aluminium framed windows | Item | | | 6,500.00 |
| Windows | | | | \$6,500.00 |
| ED External Doors | | | | |
| 178 Replace pair of glazed doors including frame and hardware | No | 1 | 3,500.00 | 3,500.00 |
| External Doors | | | | \$3,500.00 |
| Architectural | | | | \$10,000.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 3,500.00 |
| Columns | | | | \$3,500.00 |
| Structural | | | | \$3,500.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 43 Allowance to upgrade exit lights | Item | | | 10,000.00 |
| Electric Light and Power | | | | \$10,000.00 |
| Engineering Services | | | | \$10,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,600.00 |
| Escalation | | | | \$3,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,000.00 |
| Professional Fees | | | | \$3,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$13,300.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE
10C Storage Shed (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,885.07 |
| <i>Professional Fees</i> | | | | <i>\$1,885.07</i> |
| <i>Professional Fees</i> | | | | <i>\$1,885.07</i> |
| <i>STORAGE SHED</i> | | | | <i>\$38,685.07</i> |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|-----------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 975 | 130.00 | 126,750.00 |
| Alterations and Renovations | | | | \$126,750.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 3,250 | 85.00 | 276,250.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 350.00 |
| Roads, Footpaths and Paved Areas | | | | \$276,600.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 280 Allowance to take down existing gate and replace with new automatic security gate | No | 1 | 15,000.00 | 15,000.00 |
| 401 Replace fencing with Colorbond fencing including razor wire | m | 345 | 200.00 | 69,000.00 |
| Boundary Walls, Fencing and Gates | | | | \$84,000.00 |
| XK External Stormwater Drainage | | | | |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 16,000.00 |
| External Stormwater Drainage | | | | \$16,000.00 |
| Civil Works | | | | \$503,350.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 88,000.00 |
| Preliminaries | | | | \$88,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 58,500.00 |
| Contingency | | | | \$58,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

10 KURRALTA PARK - 31-33 BROUGHTON AVENUE

10D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 85,400.00 |
| Escalation | | | | \$85,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 73,000.00 |
| Professional Fees | | | | \$73,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 4,300.00 |
| Statutory Charges | | | | \$4,300.00 |
| On Costs | | | | \$309,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 46,793.60 |
| Professional Fees | | | | \$46,793.60 |
| Professional Fees | | | | \$46,793.60 |
| EXTERNAL WORKS | | | | \$939,343.60 |

MARLESTON – NORTH
Richmond Road / Grove Avenue

Property Summary:

Marleston North is a principal site with the highest customer density of SA Power Networks' metropolitan facilities. The site supports the ongoing delivery of our maintenance plans and emergency response activities.

While the site offers a good location for Transformer and CBD operations there are constraints evident for other business units on this site.

Significant history of site contamination on this site and associated environmental issues impact the opportunity to divest. Works associated with remediation are allocated from elsewhere within SA Power Networks (Environmental Site Provisions).

The Marleston Service area has the greatest number of customers and the smallest area; therefore the highest customer density. This Office/Depot function is operated in conjunction with the Marleston - South property which has recently expanded into the Adelaide CBD to support substantial growth in electricity demand.

Principal Improvements and Cost Estimates:

| | |
|-------------------------------|---------------------|
| Oil Test Lab | \$ 510,091 |
| Oli Plan & Storage Sheds | \$ 117,292 |
| Outpost Office | \$ 46,686 |
| Crane Operation Area | \$ 61,570 |
| Transformer Workshop & Office | \$ 983,020 |
| External Storage Area | \$ 372,349 |
| Carpark | \$ 235,509 |
| Washbay | \$ 0 |
| White House | \$ 86,111 |
| Administration Office | \$ 31,664 |
| Substation Maintenance Office | \$ 19,322 |
| HV Office/Test Centre | \$ 102,886 |
| Creative Services | \$ 167,402 |
| Welding Workshop | \$ 110,555 |
| Substation Workshop | \$ 432,495 |
| Substation Store | \$ 351,263 |
| Substation External Storage | \$ 292,454 |
| Construction Office | \$ 16,132 |
| Lunchroom | \$ 80,811 |
| Flammable Store | \$ 4,376 |
| | <u>\$ 4,021,988</u> |

Nature of Works:

- Oil Test Lab - new fitout.
- Oil Plant & Storage Shed - new canopy, replace pumps.
- Transformer Workshop - roof and wall replacement, extension of lunchroom, repaint floor, toilet refurbishment, AC replacement.
- External Storage - replace pavement, fencing replacement.
- Undercover EWP parking, security, pavements (423 sqm).
- HV Office/Test Centre - pavements (400 sqm).
- Creative Services - windows replacement, repair column corrosion.
- Welding Workshop - replacement fitout, replace AC, upgrade dust extraction.
- Substation Workshop - part replacement AC, partial slab remediation, replace AC, pavements (560 sqm).
- Substation Store - replace roof & walls, office fitout, pavements (300 sqm).
- Substation External Storage - pavements (1,250 sqm).
- Lunchroom - replace portable.

Environmental remediation has been excluded for the Property Capital Expenditure.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 1,148,875 |
| Structural | \$ 260,000 |
| Engineering Services | \$ 368,100 |
| Civil Works | \$ 711,870 |
| On Costs | \$ 1,333,500 |
| Professional Fees | <u>\$ 199,643</u> |
| | \$ 4,021,988 |

MARLESTON – NORTH

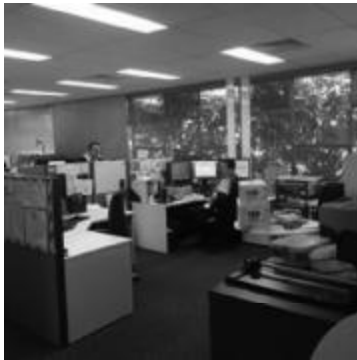
| | |
|-----------|---|
| 11 | Marleston – 212 Richmond Road (North) |
| 11A | Oil Test Lab (Transcare) |
| 11B | Oil Plant & Storage Sheds |
| 11C | Outpost Office |
| 11D | Crane Operation Area |
| 11E | Transformer Workshop & Office (incl. adjacent sheds) |
| 11F | External Storage Area |
| 11G | Carpark |
| 11H | Washbay |
| 11I | White House |
| 11J | Administration Office |
| 11K | Substation Maintenance Office |
| 11L | HV Office/Test Centre |
| 11M | Creative Services |
| 11N | Welding Workshop |
| 11O | Substation Workshop |
| 11P | Substation Store |
| 11Q | Substation External Storage |
| 11R | Construction Office |
| 11S | Lunchroom |
| 11T | Flammable Store |



MARLESTON – NORTH



MARLESTON – NORTH



SAPN Accommodation Audit Report

September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|--|-----------------------|
| 11 MARLESTON NORTH - 212 RICHMOND ROAD | |
| 11A Oil Test Lab (Transcare) | 510,090.94 |
| 11B Oil Plant & Storage Sheds | 117,291.55 |
| 11C Outpost Office | 46,686.30 |
| 11D Crane Operation Area | 61,570.11 |
| 11E Transformer Workshop & Office (incl. adjacent sheds) | 983,020.39 |
| 11F External Storage Area | 372,348.89 |
| 11G Carpark | 235,508.98 |
| 11H Washbay | Excl. |
| 11I White House | 86,110.83 |
| 11J Administration Office | 31,664.20 |
| 11K Substation Maintenance Office | 19,322.48 |
| 11L HV Office/Test Centre | 102,885.66 |
| 11M Creative Services | 167,402.29 |
| 11N Welding Workshop | 110,554.65 |
| 11O Substation Workshop | 432,494.93 |
| 11P Substation Store | 351,262.88 |
| 11Q Substation External Storage | 292,454.17 |
| 11R Construction Office | 16,132.10 |
| 11S Lunchroom | 80,810.77 |
| 11T Flammable Store | 4,376.48 |
| 11 - MARLESTON NORTH - 212 RICHMOND ROAD | \$4,021,988.60 |
| ESTIMATED TOTAL COST | \$4,021,988.60 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$1,148,875.00 |
| S | Structural | \$260,000.00 |
| E | Engineering Services | \$368,100.00 |
| C | Civil Works | \$711,870.00 |
| O | On Costs | \$1,333,500.00 |
| PF | Professional Fees | \$199,643.60 |
| ESTIMATED TOTAL COST | | \$4,021,988.60 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11A Oil Test Lab (Transcare)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 3,000.00 |
| Wall Finishes | | | | \$3,000.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 270 | 100.00 | 27,000.00 |
| Alterations and Renovations | | | | \$27,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 270 | 1,000.00 | 270,000.00 |
| Special Provisions | | | | \$270,000.00 |
| Architectural | | | | \$300,000.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 134 Replace gas bottle pipework and gauges | No | 4 | 1,500.00 | 6,000.00 |
| Sanitary Plumbing | | | | \$6,000.00 |
| Engineering Services | | | | \$6,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 7 | 130.00 | 910.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 15 | 130.00 | 1,950.00 |
| Alterations and Renovations | | | | \$2,860.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 22 | 150.00 | 3,300.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 50 | 85.00 | 4,250.00 |
| Roads, Footpaths and Paved Areas | | | | \$7,550.00 |
| Civil Works | | | | \$10,410.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 47,500.00 |
| Preliminaries | | | | \$47,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 32,000.00 |
| Contingency | | | | \$32,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11A Oil Test Lab (Transcare) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 46,400.00 |
| Escalation | | | | \$46,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 40,000.00 |
| Professional Fees | | | | \$40,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,400.00 |
| Statutory Charges | | | | \$2,400.00 |
| On Costs | | | | \$168,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 25,380.94 |
| Professional Fees | | | | \$25,380.94 |
| Professional Fees | | | | \$25,380.94 |
| OIL TEST LAB (TRANSCARE) | | | | \$510,090.94 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11B Oil Plant & Storage Sheds

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 2,500.00 |
| Floor Finishes | | | | \$2,500.00 |
| Architectural | | | | \$2,500.00 |
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m ² | 22 | 250.00 | 5,500.00 |
| 127 New canopy to oil filtration plant and surrounds | Item | | | 25,000.00 |
| Outbuildings and Covered Ways | | | | \$30,500.00 |
| Structural | | | | \$30,500.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 4,200.00 |
| Electric Light and Power | | | | \$4,200.00 |
| SS Special Services | | | | |
| 105 Replace pumps, cabling and control systems | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$34,200.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 65 Replace concrete bund | Item | | | 5,000.00 |
| Roads, Footpaths and Paved Areas | | | | \$5,000.00 |
| Civil Works | | | | \$5,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 11,000.00 |
| Preliminaries | | | | \$11,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 7,500.00 |
| Contingency | | | | \$7,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 10,700.00 |
| Escalation | | | | \$10,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 9,500.00 |
| Professional Fees | | | | \$9,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11B Oil Plant & Storage Sheds (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$39,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,791.55 |
| Professional Fees | | | | \$5,791.55 |
| Professional Fees | | | | \$5,791.55 |
| OIL PLANT & STORAGE SHEDS | | | | \$117,291.55 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11C Outpost Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 7,000.00 |
| Floor Finishes | | | | \$7,000.00 |
| Architectural | | | | \$7,000.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 59 Replace room air conditioning unit | No | 6 | 750.00 | 4,500.00 |
| Air Conditioning | | | | \$4,500.00 |
| Engineering Services | | | | \$4,500.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 11 | 130.00 | 1,430.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 25 | 130.00 | 3,250.00 |
| Alterations and Renovations | | | | \$4,680.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 35 | 150.00 | 5,250.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 81 | 85.00 | 6,885.00 |
| Roads, Footpaths and Paved Areas | | | | \$12,135.00 |
| Civil Works | | | | \$16,815.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,500.00 |
| Preliminaries | | | | \$4,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| Contingency | | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,300.00 |
| Escalation | | | | \$4,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,000.00 |
| Professional Fees | | | | \$4,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11C Outpost Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$16,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,271.30 |
| Professional Fees | | | | \$2,271.30 |
| Professional Fees | | | | \$2,271.30 |
| OUTPOST OFFICE | | | | \$46,686.30 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11D Crane Operation Area

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|---------------------------------|-----|------|--------------------|
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 30,000.00 |
| | Columns | | | \$30,000.00 |
| | Structural | | | \$30,000.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 7,650.00 |
| | Electric Light and Power | | | \$7,650.00 |
| | Engineering Services | | | \$7,650.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 6,000.00 |
| | Preliminaries | | | \$6,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,000.00 |
| | Contingency | | | \$4,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,600.00 |
| | Escalation | | | \$5,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 5,000.00 |
| | Professional Fees | | | \$5,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| | Statutory Charges | | | \$300.00 |
| | On Costs | | | \$20,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,020.11 |
| | Professional Fees | | | \$3,020.11 |
| | Professional Fees | | | \$3,020.11 |
| | CRANE OPERATION AREA | | | \$61,570.11 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11E Transformer Workshop & Office (incl. adjacent sheds)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 1,540 | 75.00 | 115,500.00 |
| 68 Replace ridge capping | Item | | | 2,750.00 |
| Roof | | | | \$118,250.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 1,800 | 65.00 | 117,000.00 |
| External Walls | | | | \$117,000.00 |
| NW Internal Walls | | | | |
| 108 Extension of existing lunchroom (size of existing is insufficient) | Item | | | 80,000.00 |
| Internal Walls | | | | \$80,000.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 3,500.00 |
| 79 Replace carpet floor finish | Item | | | 5,000.00 |
| 107 Repaint workshop floor | Item | | | 54,000.00 |
| Floor Finishes | | | | \$62,500.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 7,500.00 |
| 66 Replace window awnings | Item | | | 1,875.00 |
| Fitments | | | | \$9,375.00 |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 34 | 2,200.00 | 74,800.00 |
| Special Provisions | | | | \$74,800.00 |
| Architectural | | | | \$461,925.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 10,000.00 |
| Substructure | | | | \$10,000.00 |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m ² | 30 | 250.00 | 7,500.00 |
| Outbuildings and Covered Ways | | | | \$7,500.00 |
| Structural | | | | \$17,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 2 | 3,000.00 | 6,000.00 |
| 55 Replace evaporative air conditioning units | No | 6 | 15,000.00 | 90,000.00 |
| 59 Replace room air conditioning unit | No | 1 | 750.00 | 750.00 |
| Air Conditioning | | | | \$96,750.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11E Transformer Workshop & Office (incl. adjacent sheds) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| LP Electric Light and Power | | | | |
| 109 Task heating to low level work areas | Item | | | 25,000.00 |
| Electric Light and Power | | | | \$25,000.00 |
| Engineering Services | | | | \$121,750.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$1,500.00 |
| XK External Stormwater Drainage | | | | |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 7,500.00 |
| External Stormwater Drainage | | | | \$7,500.00 |
| Civil Works | | | | \$9,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 92,000.00 |
| Preliminaries | | | | \$92,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 61,500.00 |
| Contingency | | | | \$61,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 89,400.00 |
| Escalation | | | | \$89,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 76,500.00 |
| Professional Fees | | | | \$76,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 4,500.00 |
| Statutory Charges | | | | \$4,500.00 |
| On Costs | | | | \$323,900.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11E Transformer Workshop & Office (incl. adjacent sheds) (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 48,945.39 |
| <i>Professional Fees</i> | | | | \$48,945.39 |
| <i>Professional Fees</i> | | | | \$48,945.39 |
| TRANSFORMER WORKSHOP & OFFICE (INCL. ADJACENT SHEDS) | | | | \$983,020.39 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11F External Storage Area

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|---------------------|
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 31 | 130.00 | 4,030.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 72 | 130.00 | 9,360.00 |
| Alterations and Renovations | | | | \$13,390.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 102 | 150.00 | 15,300.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 238 | 85.00 | 20,230.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 3,500.00 |
| 110 Replace asphalt strip bunding with concrete to transformer storage area | Item | | | 38,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$77,530.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 382 | 350.00 | 133,700.00 |
| Boundary Walls, Fencing and Gates | | | | \$133,700.00 |
| XK External Stormwater Drainage | | | | |
| 56 Demolish, remove and replace 450mm wide concrete spoon drain | m | 72 | 85.00 | 6,120.00 |
| External Stormwater Drainage | | | | \$6,120.00 |
| Civil Works | | | | \$230,740.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 35,000.00 |
| Preliminaries | | | | \$35,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 23,500.00 |
| Contingency | | | | \$23,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 33,900.00 |
| Escalation | | | | \$33,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 29,000.00 |
| Professional Fees | | | | \$29,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11F External Storage Area (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,700.00 |
| Statutory Charges | | | | \$1,700.00 |
| On Costs | | | | \$123,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 18,508.89 |
| Professional Fees | | | | \$18,508.89 |
| Professional Fees | | | | \$18,508.89 |
| EXTERNAL STORAGE AREA | | | | \$372,348.89 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11G Carpark

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 38 | 130.00 | 4,940.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 89 | 130.00 | 11,570.00 |
| Alterations and Renovations | | | | \$16,510.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 127 | 150.00 | 19,050.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 296 | 85.00 | 25,160.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 5,000.00 |
| Roads, Footpaths and Paved Areas | | | | \$49,210.00 |
| Civil Works | | | | \$65,720.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 22,000.00 |
| Preliminaries | | | | \$22,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 15,000.00 |
| Contingency | | | | \$15,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 21,500.00 |
| Escalation | | | | \$21,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 18,500.00 |
| Professional Fees | | | | \$18,500.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11G Carpark (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,100.00 |
| Statutory Charges | | | | \$1,100.00 |
| On Costs | | | | \$78,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 11,688.98 |
| Professional Fees | | | | \$11,688.98 |
| Professional Fees | | | | \$11,688.98 |
| CARPARK | | | | \$235,508.98 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11H Washbay

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|------------------------------|---|------|-----|------|--------------|
| A Architectural | | | | | |
| YY Special Provisions | | | | | |
| 115 | No allowance for capital works to this building | Note | | | Excl. |
| | Special Provisions | | | | Excl. |
| | Architectural | | | | Excl. |
| | WASHBAY | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

111 White House

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-----------|--------------------|
| A Architectural | | | | |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 29,250.00 |
| Floor Finishes | | | | \$29,250.00 |
| Architectural | | | | \$29,250.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 1,500.00 |
| External Walls | | | | \$1,500.00 |
| Structural | | | | \$1,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 1 | 15,000.00 | 15,000.00 |
| Air Conditioning | | | | \$15,000.00 |
| Engineering Services | | | | \$15,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 5 | 130.00 | 650.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 11 | 130.00 | 1,430.00 |
| Alterations and Renovations | | | | \$2,080.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 15 | 150.00 | 2,250.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 35 | 85.00 | 2,975.00 |
| Roads, Footpaths and Paved Areas | | | | \$5,225.00 |
| Civil Works | | | | \$7,305.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 8,000.00 |
| Preliminaries | | | | \$8,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,500.00 |
| Contingency | | | | \$5,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,900.00 |
| Escalation | | | | \$7,900.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

111 White House (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 7,000.00 |
| Professional Fees | | | | \$7,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$28,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,255.83 |
| Professional Fees | | | | \$4,255.83 |
| Professional Fees | | | | \$4,255.83 |
| WHITE HOUSE | | | | \$86,110.83 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11J Administration Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| UF Upper Floors | | | | |
| 78 Replace decking timbers to access ramp | Item | | | 1,500.00 |
| Upper Floors | | | | \$1,500.00 |
| WW Windows | | | | |
| 77 Replace aluminium framed windows | Item | | | 8,500.00 |
| Windows | | | | \$8,500.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 3,000.00 |
| Wall Finishes | | | | \$3,000.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 6,500.00 |
| Floor Finishes | | | | \$6,500.00 |
| Architectural | | | | \$19,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,900.00 |
| Escalation | | | | \$2,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$10,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11J Administration Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------|------|-----|------|-------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,564.20 |
| Professional Fees | | | | \$1,564.20 |
| Professional Fees | | | | \$1,564.20 |
| ADMINISTRATION OFFICE | | | | \$31,664.20 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11K Substation Maintenance Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 3,200.00 |
| Wall Finishes | | | | \$3,200.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 8,300.00 |
| Floor Finishes | | | | \$8,300.00 |
| Architectural | | | | \$11,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,000.00 |
| Preliminaries | | | | \$2,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,800.00 |
| Escalation | | | | \$1,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,500.00 |
| Professional Fees | | | | \$1,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$6,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 922.48 |
| Professional Fees | | | | \$922.48 |
| Professional Fees | | | | \$922.48 |
| SUBSTATION MAINTENANCE OFFICE | | | | \$19,322.48 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11L HV Office/Test Centre

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 2 | 3,000.00 | 6,000.00 |
| Air Conditioning | | | | \$6,000.00 |
| Engineering Services | | | | \$6,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 36 | 130.00 | 4,680.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 84 | 130.00 | 10,920.00 |
| Alterations and Renovations | | | | \$15,600.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 120 | 150.00 | 18,000.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 280 | 85.00 | 23,800.00 |
| Roads, Footpaths and Paved Areas | | | | \$41,800.00 |
| Civil Works | | | | \$57,400.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,400.00 |
| Escalation | | | | \$9,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,000.00 |
| Professional Fees | | | | \$8,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$34,400.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11L HV Office/Test Centre (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|------------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,085.66 |
| Professional Fees | | | | \$5,085.66 |
| Professional Fees | | | | \$5,085.66 |
| HV OFFICE/TEST CENTRE | | | | \$102,885.66 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11M Creative Services

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--------------------------|-----|------|---------------------|
| A Architectural | | | | |
| WW Windows | | | | |
| 69 Replace high level windows | Item | | | 28,500.00 |
| | Windows | | | \$28,500.00 |
| | Architectural | | | \$28,500.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 113 Repair corrosion to column base plates externally | Item | | | 75,000.00 |
| | Columns | | | \$75,000.00 |
| | Structural | | | \$75,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 16,000.00 |
| | Preliminaries | | | \$16,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 10,500.00 |
| | Contingency | | | \$10,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 15,300.00 |
| | Escalation | | | \$15,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 13,000.00 |
| | Professional Fees | | | \$13,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 800.00 |
| | Statutory Charges | | | \$800.00 |
| | On Costs | | | \$55,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,302.29 |
| | Professional Fees | | | \$8,302.29 |
| | Professional Fees | | | \$8,302.29 |
| | CREATIVE SERVICES | | | \$167,402.29 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11N Welding Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-----------|--------------------|
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 5,000.00 |
| Columns | | | | \$5,000.00 |
| XB Outbuildings and Covered Ways | | | | |
| 45 Replace portable office including fitout, access stair and ramp | m ² | 18 | 1,000.00 | 18,000.00 |
| Outbuildings and Covered Ways | | | | \$18,000.00 |
| Structural | | | | \$23,000.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 1 | 15,000.00 | 15,000.00 |
| 72 Upgrade dust extraction system | Item | | | 30,000.00 |
| Air Conditioning | | | | \$45,000.00 |
| Engineering Services | | | | \$45,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,500.00 |
| Preliminaries | | | | \$10,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 7,000.00 |
| Contingency | | | | \$7,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 10,100.00 |
| Escalation | | | | \$10,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 9,000.00 |
| Professional Fees | | | | \$9,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$37,100.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11N Welding Workshop (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------------|------------------|------|-----|--------------------------|---------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | Item | | | 5,454.65 |
| | | | | Professional Fees | \$5,454.65 |
| | | | | Professional Fees | \$5,454.65 |
| | | | | WELDING WORKSHOP | \$110,554.65 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11O Substation Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 3,350.00 |
| Wall Finishes | | | | \$3,350.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 6,750.00 |
| 76 Partial replacement of corroding air conditioning ductwork | Item | | | 50,000.00 |
| Floor Finishes | | | | \$56,750.00 |
| Architectural | | | | \$60,100.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 32,500.00 |
| Substructure | | | | \$32,500.00 |
| Structural | | | | \$32,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 6 | 15,000.00 | 90,000.00 |
| 75 Replace AC diffusers | Item | | | 5,000.00 |
| Air Conditioning | | | | \$95,000.00 |
| Engineering Services | | | | \$95,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 51 | 130.00 | 6,630.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 118 | 130.00 | 15,340.00 |
| Alterations and Renovations | | | | \$21,970.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 168 | 150.00 | 25,200.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 392 | 85.00 | 33,320.00 |
| Roads, Footpaths and Paved Areas | | | | \$58,520.00 |
| Civil Works | | | | \$80,490.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 40,500.00 |
| Preliminaries | | | | \$40,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11O Substation Workshop (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-------------|---|------|-----|------|---------------------|
| CT | Contingency | | | | |
| 97 | Contingency Allowance | Item | | | 27,000.00 |
| | Contingency | | | | \$27,000.00 |
| ES | Escalation | | | | |
| 114 | Escalation - calculated to the mid-point of seven year forecast | Item | | | 39,400.00 |
| | Escalation | | | | \$39,400.00 |
| PF | Professional Fees | | | | |
| 99 | Professional Fees | Item | | | 34,000.00 |
| | Professional Fees | | | | \$34,000.00 |
| ST | Statutory Charges | | | | |
| 100 | Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,000.00 |
| | Statutory Charges | | | | \$2,000.00 |
| | On Costs | | | | \$142,900.00 |
| PF | Professional Fees | | | | |
| PF | Professional Fees | | | | |
| 389 | SAPN Supervision | Item | | | 21,504.93 |
| | Professional Fees | | | | \$21,504.93 |
| | Professional Fees | | | | \$21,504.93 |
| | SUBSTATION WORKSHOP | | | | \$432,494.93 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11P Substation Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 600 | 75.00 | 45,000.00 |
| 70 Replace timber fascia | Item | | | 900.00 |
| Roof | | | | \$45,900.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 700 | 65.00 | 45,500.00 |
| External Walls | | | | \$45,500.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 75 | 100.00 | 7,500.00 |
| Alterations and Renovations | | | | \$7,500.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 75 | 1,000.00 | 75,000.00 |
| Special Provisions | | | | \$75,000.00 |
| Architectural | | | | \$173,900.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 59 Replace room air conditioning unit | No | 1 | 750.00 | 750.00 |
| Air Conditioning | | | | \$750.00 |
| Engineering Services | | | | \$750.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 27 | 130.00 | 3,510.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 63 | 130.00 | 8,190.00 |
| Alterations and Renovations | | | | \$11,700.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 90 | 150.00 | 13,500.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 210 | 85.00 | 17,850.00 |
| Roads, Footpaths and Paved Areas | | | | \$31,350.00 |
| Civil Works | | | | \$43,050.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 33,000.00 |
| Preliminaries | | | | \$33,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11P Substation Store (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 22,000.00 |
| Contingency | | | | \$22,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 32,000.00 |
| Escalation | | | | \$32,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 27,500.00 |
| Professional Fees | | | | \$27,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,600.00 |
| Statutory Charges | | | | \$1,600.00 |
| On Costs | | | | \$116,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 17,462.88 |
| Professional Fees | | | | \$17,462.88 |
| Professional Fees | | | | \$17,462.88 |
| SUBSTATION STORE | | | | \$351,262.88 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11Q Substation External Storage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|---------------------|
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 114 | 130.00 | 14,820.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 265 | 130.00 | 34,450.00 |
| Alterations and Renovations | | | | \$49,270.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 378 | 150.00 | 56,700.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 882 | 85.00 | 74,970.00 |
| Roads, Footpaths and Paved Areas | | | | \$131,670.00 |
| Civil Works | | | | \$180,940.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 27,500.00 |
| Preliminaries | | | | \$27,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 18,500.00 |
| Contingency | | | | \$18,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 26,600.00 |
| Escalation | | | | \$26,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 23,000.00 |
| Professional Fees | | | | \$23,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,400.00 |
| Statutory Charges | | | | \$1,400.00 |
| On Costs | | | | \$97,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 14,514.17 |
| Professional Fees | | | | \$14,514.17 |
| Professional Fees | | | | \$14,514.17 |
| SUBSTATION EXTERNAL STORAGE | | | | \$292,454.17 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11R Construction Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|-----------------------------|-----|--------|--------------------|
| A Architectural | | | | |
| SC Staircases | | | | |
| 73 Replace existing access stair and ramp | Item | | | 7,500.00 |
| | Staircases | | | \$7,500.00 |
| | Architectural | | | \$7,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 59 Replace room air conditioning unit | No | 3 | 750.00 | 2,250.00 |
| | Air Conditioning | | | \$2,250.00 |
| | Engineering Services | | | \$2,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,500.00 |
| | Preliminaries | | | \$1,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,000.00 |
| | Contingency | | | \$1,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,500.00 |
| | Escalation | | | \$1,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,500.00 |
| | Professional Fees | | | \$1,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| | Statutory Charges | | | \$100.00 |
| | On Costs | | | \$5,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 782.10 |
| | Professional Fees | | | \$782.10 |
| | Professional Fees | | | \$782.10 |
| | CONSTRUCTION OFFICE | | | \$16,132.10 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11S Lunchroom

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 74 Replace portable lunchroom including fit-out, kitchenette, access stair and ramp | m ² | 36 | 1,250.00 | 45,000.00 |
| Outbuildings and Covered Ways | | | | \$45,000.00 |
| Architectural | | | | \$45,000.00 |
| C Civil Works | | | | |
| SB Substructure | | | | |
| 111 Replace concrete hardstand as base for replaced transportable | Item | | | 5,000.00 |
| Substructure | | | | \$5,000.00 |
| Civil Works | | | | \$5,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,500.00 |
| Preliminaries | | | | \$7,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,000.00 |
| Contingency | | | | \$5,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,400.00 |
| Escalation | | | | \$7,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,500.00 |
| Professional Fees | | | | \$6,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$26,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,010.77 |
| Professional Fees | | | | \$4,010.77 |
| Professional Fees | | | | \$4,010.77 |
| LUNCHROOM | | | | \$80,810.77 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

11 MARLESTON NORTH - 212 RICHMOND ROAD

11T Flammable Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-------------------|
| A Architectural | | | | |
| ED External Doors | | | | |
| 71 Replace roller door | Item | | | 2,200.00 |
| External Doors | | | | \$2,200.00 |
| Architectural | | | | \$2,200.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 500.00 |
| Preliminaries | | | | \$500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| Contingency | | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 400.00 |
| Escalation | | | | \$400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 500.00 |
| Professional Fees | | | | \$500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$2,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 176.48 |
| Professional Fees | | | | \$176.48 |
| Professional Fees | | | | \$176.48 |
| FLAMMABLE STORE | | | | \$4,376.48 |

MARLESTON – SOUTH

Barnes Avenue

Property Summary:

Site area of 17,780 m2 and total building area of 3,730 m2 (main building) and 2,862 m2 (outbuildings).

Secondary commercial location opposite an established residential area and within the inner-western industrial/commercial precinct. This results in parking congestion and compromised site access and circulation at times. Site noise and 'after-hours' activities compound those difficulties. Paving is poor and the site is registered by the CPA as a contaminated site (ie. underground fuel tanks).

The Marleston Service area has the greatest number of customers and the smallest area; therefore the highest customer density. The site supports the ongoing delivery of SA Power Networks' maintenance plans and emergency response activities.

Principal Improvements and Cost Estimates:

| | |
|---|---------------------|
| Store A | \$ 79,771 |
| Store B | \$ 26,397 |
| Main Office | \$ 208,834 |
| Old Fleet Building | \$ 72,886 |
| CBD Office / Amenities / Canteen Building | \$ 114,998 |
| Metering Services | \$ 42,254 |
| SCADA | \$ 10,149 |
| External Works | <u>\$ 1,348,094</u> |
| | \$ 1,903,383 |

Nature of Works:

- Store A - roof replacement.
- Main Office - painting, replacement roof walkway, new fitout, replace AC unit.
- Old Fleet - fill redundant underground pits.
- CBD Office/Canteen - replace external stair, replace ceilings & floor finishes.
- Metering Services - replace joinery.
- Wash bay, undercover EWP parking, security, pavements (4,609 sqm).

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 211,255 |
| Structural | \$ 153,500 |
| Engineering Services | \$ 121,500 |
| Civil Works | \$ 691,735 |
| On Costs | \$ 630,900 |
| Professional Fees | <u>\$ 94,493</u> |
| | \$ 1,903,383 |

MARLESTON – SOUTH

- 12 Marlestone - 41-55 Barnes Avenue (South)**
- 12A Store A
 - 12B Store B
 - 12C Main Office
 - 12D Old Fleet Building
 - 12E CBD Office / Amenities / Canteen Building
 - 12F Metering Services
 - 12G SCADA
 - 12H External Works



MARLESTON – SOUTH



MARLESTON

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|-----------------------|
| 12 MARLESTON SOUTH - 41-55 BARNES AVENUE | |
| 12A Store A | 79,770.98 |
| 12B Store B | 26,397.35 |
| 12C Main Office | 208,833.87 |
| 12D Old Fleet Building | 72,885.63 |
| 12E CBD Office / Amenities / Canteen Building | 114,998.23 |
| 12F Metering Services | 42,253.52 |
| 12G SCADA | 10,149.21 |
| 12H External Works | 1,348,094.06 |
| 12 - MARLESTON SOUTH - 41-55 BARNES AVENUE | \$1,903,382.85 |
| ESTIMATED TOTAL COST | \$1,903,382.85 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$211,255.00 |
| S | Structural | \$153,500.00 |
| E | Engineering Services | \$121,500.00 |
| C | Civil Works | \$691,735.00 |
| O | On Costs | \$630,900.00 |
| PF | Professional Fees | \$94,492.85 |
| ESTIMATED TOTAL COST | | \$1,903,382.85 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12A Store A

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m² | 565 | 75.00 | 42,375.00 |
| Roof | | | | \$42,375.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 1,680.00 |
| Wall Finishes | | | | \$1,680.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 875.00 |
| Floor Finishes | | | | \$875.00 |
| Architectural | | | | \$44,930.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 4,200.00 |
| Electric Light and Power | | | | \$4,200.00 |
| Engineering Services | | | | \$4,200.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,500.00 |
| Preliminaries | | | | \$7,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,000.00 |
| Contingency | | | | \$5,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,300.00 |
| Escalation | | | | \$7,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,500.00 |
| Professional Fees | | | | \$6,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$26,700.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12A Store A (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,940.98 |
| Professional Fees | | | | \$3,940.98 |
| Professional Fees | | | | \$3,940.98 |
| STORE A | | | | \$79,770.98 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12B Store B

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| FT Fitments | | | | |
| 82 Allowance to replace storage units | Item | | | 1,400.00 |
| Fitments | | | | \$1,400.00 |
| Architectural | | | | \$1,400.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 2,500.00 |
| Columns | | | | \$2,500.00 |
| Structural | | | | \$2,500.00 |
| E Engineering Services | | | | |
| ED External Doors | | | | |
| 36 Replace roller door motor | Item | | | 850.00 |
| External Doors | | | | \$850.00 |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 10,800.00 |
| Electric Light and Power | | | | \$10,800.00 |
| Engineering Services | | | | \$11,650.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,500.00 |
| Preliminaries | | | | \$2,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,400.00 |
| Escalation | | | | \$2,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$9,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE
12B Store B (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,247.35 |
| Professional Fees | | | | \$1,247.35 |
| Professional Fees | | | | \$1,247.35 |
| STORE B | | | | \$26,397.35 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12C Main Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 16,500.00 |
| Wall Finishes | | | | \$16,500.00 |
| FT Fitments | | | | |
| 88 Replace steel grated roof walkway | Item | | | 12,250.00 |
| Fitments | | | | \$12,250.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 48 | 100.00 | 4,800.00 |
| Alterations and Renovations | | | | \$4,800.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 48 | 1,000.00 | 48,000.00 |
| Special Provisions | | | | \$48,000.00 |
| Architectural | | | | \$81,550.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 2 | 1,450.00 | 2,900.00 |
| Sanitary Plumbing | | | | \$2,900.00 |
| AC Air Conditioning | | | | |
| 55 Replace evaporative air conditioning units | No | 3 | 15,000.00 | 45,000.00 |
| Air Conditioning | | | | \$45,000.00 |
| Engineering Services | | | | \$47,900.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 19,500.00 |
| Preliminaries | | | | \$19,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 13,000.00 |
| Contingency | | | | \$13,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 19,000.00 |
| Escalation | | | | \$19,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12C Main Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 16,500.00 |
| Professional Fees | | | | \$16,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,000.00 |
| Statutory Charges | | | | \$1,000.00 |
| On Costs | | | | \$69,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 10,383.87 |
| Professional Fees | | | | \$10,383.87 |
| Professional Fees | | | | \$10,383.87 |
| MAIN OFFICE | | | | \$208,833.87 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12D Old Fleet Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| SB Substructure | | | | |
| 392 Allowance to fill in and concrete redundant underground pits | Item | | | 36,000.00 |
| Substructure | | | | \$36,000.00 |
| Structural | | | | \$36,000.00 |
| E Engineering Services | | | | |
| ED External Doors | | | | |
| 36 Replace roller door motor | Item | | | 1,700.00 |
| External Doors | | | | \$1,700.00 |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 7,000.00 |
| Electric Light and Power | | | | \$7,000.00 |
| Engineering Services | | | | \$8,700.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,500.00 |
| Contingency | | | | \$4,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,700.00 |
| Escalation | | | | \$6,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$24,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE
12D Old Fleet Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,585.63 |
| <i>Professional Fees</i> | | | | \$3,585.63 |
| <i>Professional Fees</i> | | | | \$3,585.63 |
| OLD FLEET BUILDING | | | | \$72,885.63 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12E CBD Office / Amenities / Canteen Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| SC Staircases | | | | |
| 83 Replace existing steel balustrade to external stair | Item | | | 10,080.00 |
| Staircases | | | | \$10,080.00 |
| NS Internal Screens and Borrowed Lights | | | | |
| 86 Replace existing toilet partitions | Item | | | 7,000.00 |
| Internal Screens and Borrowed Lights | | | | \$7,000.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 5,500.00 |
| 87 Replace tiled wall finish | Item | | | 1,260.00 |
| Wall Finishes | | | | \$6,760.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 1,200.00 |
| 79 Replace carpet floor finish | Item | | | 9,035.00 |
| 84 Replace tiled floor finish | Item | | | 5,400.00 |
| Floor Finishes | | | | \$15,635.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 17,800.00 |
| Ceiling Finishes | | | | \$17,800.00 |
| Architectural | | | | \$57,275.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| 85 Replace existing fixtures to amenities | Item | | | 10,000.00 |
| Sanitary Plumbing | | | | \$11,450.00 |
| AC Air Conditioning | | | | |
| 75 Replace AC diffusers | Item | | | 2,000.00 |
| Air Conditioning | | | | \$2,000.00 |
| Engineering Services | | | | \$13,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 11,000.00 |
| Preliminaries | | | | \$11,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 7,500.00 |
| Contingency | | | | \$7,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12E CBD Office / Amenities / Canteen Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 10,500.00 |
| Escalation | | | | \$10,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 9,000.00 |
| Professional Fees | | | | \$9,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$38,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,673.23 |
| Professional Fees | | | | \$5,673.23 |
| Professional Fees | | | | \$5,673.23 |
| CBD OFFICE / AMENITIES / CANTEEN BUILDING | | | | \$114,998.23 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12F Metering Services

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 4,500.00 |
| 79 Replace carpet floor finish | Item | | | 4,850.00 |
| Floor Finishes | | | | \$9,350.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 1,250.00 |
| Ceiling Finishes | | | | \$1,250.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 15,000.00 |
| Fitments | | | | \$15,000.00 |
| Architectural | | | | \$25,600.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| Contingency | | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,900.00 |
| Escalation | | | | \$3,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$14,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE
12F Metering Services (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,053.52 |
| <i>Professional Fees</i> | | | | \$2,053.52 |
| <i>Professional Fees</i> | | | | \$2,053.52 |
| METERING SERVICES | | | | \$42,253.52 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12G SCADA

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 1 | 3,000.00 | 3,000.00 |
| Air Conditioning | | | | \$3,000.00 |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 2,600.00 |
| Electric Light and Power | | | | \$2,600.00 |
| Engineering Services | | | | \$5,600.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| Preliminaries | | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,000.00 |
| Contingency | | | | \$1,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,000.00 |
| Escalation | | | | \$1,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,000.00 |
| Professional Fees | | | | \$1,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$4,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 449.21 |
| Professional Fees | | | | \$449.21 |
| Professional Fees | | | | \$449.21 |
| SCADA | | | | \$10,149.21 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12H External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| A Architectural | | | | |
| FT Fitments | | | | |
| 81 Allowance to replace car park signage | Item | | | 500.00 |
| Fitments | | | | \$500.00 |
| Architectural | | | | \$500.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 277 | 130.00 | 36,010.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 1,106 | 130.00 | 143,780.00 |
| Alterations and Renovations | | | | \$179,790.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 922 | 150.00 | 138,300.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 3,687 | 85.00 | 313,395.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 2,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$454,195.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 165 | 350.00 | 57,750.00 |
| Boundary Walls, Fencing and Gates | | | | \$57,750.00 |
| Civil Works | | | | \$691,735.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 126,000.00 |
| Preliminaries | | | | \$126,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

12 MARLESTON SOUTH - 41-55 BARNES AVENUE

12H External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 84,000.00 |
| Contingency | | | | \$84,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 122,600.00 |
| Escalation | | | | \$122,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 105,000.00 |
| Professional Fees | | | | \$105,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 6,100.00 |
| Statutory Charges | | | | \$6,100.00 |
| On Costs | | | | \$443,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 67,159.06 |
| Professional Fees | | | | \$67,159.06 |
| Professional Fees | | | | \$67,159.06 |
| EXTERNAL WORKS | | | | \$1,348,094.06 |

34 Grove Avenue

Property Summary:

Small industrial property immediately adjoining Marlestone South, acquired to expand storage facilities and parking.

Notional allocation by SAPN for works since purchase.

Principal Improvements and Cost Estimates:

Not assessed by Rider Levett Bucknall

Nature of Works:

Notional allocation by SA Power Networks to reconfigure existing improvements for this recently acquired property, including external works; approximately \$700,000.

- Demolition Office, pavements.
- Warehouse extension.
- External Works - fencing, pavements.

Variation by Property Services to exclude notional allocation as works are most likely to be completed in the current RCP.

Elements:

| | | |
|----------------------|----|---|
| Architectural | \$ | 0 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 0 |
| Civil Works | \$ | 0 |
| On Costs | \$ | 0 |
| Professional Fees | \$ | 0 |
| | \$ | 0 |

MORPHETT VALE
58 Pimpala Road

Property Summary:

Supply restoration and power line maintenance activities in the southern metropolitan area are currently completed by crews from Morphett Vale. Much of this function will relocate to Seaford, once developed, in response to the trending urban sprawl.

The development of the Seaford depot will remove demand for this site and the property will be sold.

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

RICHMOND
229-231 Richmond Road

Property Summary:

Third party leased property for occupation by SA Power Networks

Project space (Smart Lab) used in conjunction with nearby Keswick HQ.

Office/Showroom/Warehouse – NLA 985m² (whole building) plus at-grade on-site parking for approximately 25 vehicles.

Principal Improvements and Cost Estimates:

| | |
|----------------|-----------|
| Upgrade Office | \$ 63,104 |
|----------------|-----------|

Nature of Works:

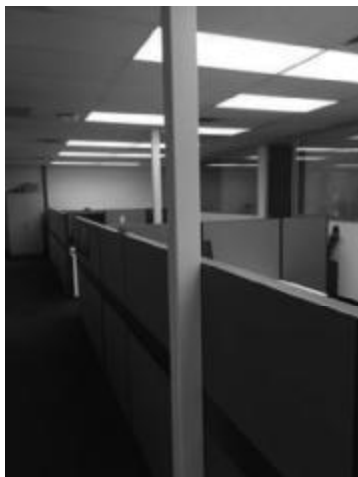
- Upgrade office.

Variation by Property Services to exclude the office upgrade for this leased property.

Elements:

| | |
|----------------------|-----------|
| Architectural | \$ 38,885 |
| Structural | \$ 0 |
| Engineering Services | \$ 0 |
| Civil Works | \$ 0 |
| On Costs | \$ 21,100 |
| Professional Fees | \$ 3,119 |
| | <hr/> |
| | \$ 63,104 |
| Less Variation: | \$ 63,104 |
| | <hr/> |
| | \$ 0 |

RICHMOND
229-231 Richmond Road



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------|---|-------------|
| 13 | RICHMOND - 229-231 RICHMOND ROAD (LEASED) | 63,104.18 |
| ESTIMATED TOTAL COST | | \$63,104.18 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|-------------------|-------------|
| A | Architectural | \$38,885.00 |
| O | On Costs | \$21,100.00 |
| PF | Professional Fees | \$3,119.18 |
| ESTIMATED TOTAL COST | | \$63,104.18 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

13 RICHMOND - 229-231 RICHMOND ROAD (LEASED)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 6,850.00 |
| Wall Finishes | | | | \$6,850.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 7,035.00 |
| Floor Finishes | | | | \$7,035.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 12,500.00 |
| Fitments | | | | \$12,500.00 |
| FE Furniture, Fittings & Equipment | | | | |
| 141 Replace existing workstations | Item | | | 12,500.00 |
| Furniture, Fittings & Equipment | | | | \$12,500.00 |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | \$38,885.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 6,000.00 |
| Preliminaries | | | | \$6,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,000.00 |
| Contingency | | | | \$4,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,800.00 |
| Escalation | | | | \$5,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 5,000.00 |
| Professional Fees | | | | \$5,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$21,100.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

13 RICHMOND - 229-231 RICHMOND ROAD (LEASED) (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|----------------------|------------------|------|-----|--|--------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | Item | | | 3,119.18 |
| | | | | <i>Professional Fees</i> | <i>\$3,119.18</i> |
| | | | | <i>Professional Fees</i> | <i>\$3,119.18</i> |
| | | | | <i>RICHMOND - 229-231 RICHMOND ROAD (LEASED)</i> | <i>\$63,104.18</i> |

SEAFORD
37 Shearer Drive

Property Summary:

Seaford, a major residential and commercial growth area south of Adelaide, was identified in SA Power Networks' *Depot of the Future* paper and supported by the *Future Operating Model 2013-2028* as a Depot location to meet forecast service demand.

New Depot facility to be completed in the current 2015-2020 RCP on portion of the land for the relocation of supply restoration and power line maintenance from Morphett Vale

The balance of the 2.486 ha site will be developed to a Logistics facility in the 2020-2025 RCP to accommodate demand from the greater southern metropolitan area.

Principal Improvements and Cost Estimates:

| | |
|----------------|---------------------|
| Logistics Shed | \$ 2,252,301 |
| Wash Bay | \$ 105,314 |
| External Works | <u>\$ 4,593,415</u> |
| | \$ 6,951,030 |

Nature of Works:

- New Logistics Shed
- Wash bay, paving (13,500 sqm), fencing, stormwater.

Variation by Property Services to exclude paving of 5,000 sqm which is to complete with the completion of the development of the New Depot in the current RCP; approximately \$425,000.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 200,000 |
| Structural | \$ 1 315,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 2,775,000 |
| On Costs | \$ 2,284,500 |
| Professional Fees | <u>\$ 346,530</u> |
| | \$ 6,951,030 |
| Less Variation: | <u>\$ 425,000</u> |
| | \$ 6,526,030 |

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--|----------------|-----------------------|
| 41 SEAFORD - 37 SHEARER DRIVE | | |
| 41A | Logistic Shed | 2,252,301.46 |
| 41B | Wash bay | 105,314.00 |
| 41C | External Works | 4,593,414.75 |
| 41 - SEAFORD - 37 SHEARER DRIVE | | \$6,951,030.21 |
| ESTIMATED TOTAL COST | | \$6,951,030.21 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$200,000.00 |
| S | Structural | \$1,315,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$2,775,000.00 |
| O | On Costs | \$2,284,500.00 |
| PF | Professional Fees | \$346,530.21 |
| ESTIMATED TOTAL COST | | \$6,951,030.21 |

SAPN Accommodation Audit Report

September 2017

Location Elements/Main Headings Item

41 SEAFORD - 37 SHEARER DRIVE

41A Logistic Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-------|----------|-----------------------|
| XB Outbuildings and Covered Ways | | | | |
| S Structural | | | | |
| 403 New logistic shed complete | m² | 1,000 | 1,200.00 | 1,200,000.00 |
| Structural | | | | \$1,200,000.00 |
| Outbuildings and Covered Ways | | | | \$1,200,000.00 |
| PR Preliminaries | | | | |
| O On Costs | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 210,000.00 |
| On Costs | | | | \$210,000.00 |
| Preliminaries | | | | \$210,000.00 |
| LL Locality Loading | | | | |
| O On Costs | | | | |
| 116 Locality Loading | Item | | | Excl. |
| On Costs | | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| O On Costs | | | | |
| 97 Contingency Allowance | Item | | | 140,000.00 |
| On Costs | | | | \$140,000.00 |
| Contingency | | | | \$140,000.00 |
| ES Escalation | | | | |
| O On Costs | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 204,800.00 |
| On Costs | | | | \$204,800.00 |
| Escalation | | | | \$204,800.00 |
| PF Professional Fees | | | | |
| O On Costs | | | | |
| 99 Professional Fees | Item | | | 175,000.00 |
| On Costs | | | | \$175,000.00 |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 112,301.46 |
| Professional Fees | | | | \$112,301.46 |
| Professional Fees | | | | \$287,301.46 |
| ST Statutory Charges | | | | |
| O On Costs | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 10,200.00 |
| On Costs | | | | \$10,200.00 |
| Statutory Charges | | | | \$10,200.00 |

SAPN Accommodation Audit Report

September 2017

Location Elements/Main Headings Item

41 SEAFORD - 37 SHEARER DRIVE

41A Logistic Shed (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|-----------------------|
| YY Special Provisions | | | | |
| A Architectural | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 200 | 1,000.00 | 200,000.00 |
| Architectural | | | | \$200,000.00 |
| Special Provisions | | | | \$200,000.00 |
| LOGISTIC SHED | | | | \$2,252,301.46 |

SAPN Accommodation Audit Report

September 2017

Location Elements/Main Headings Item

41 SEAFORD - 37 SHEARER DRIVE

41B Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--------------------------|-----|------|--------------------|
| PR Preliminaries | | | | |
| O On Costs | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| | On Costs | | | \$10,000.00 |
| | Preliminaries | | | \$10,000.00 |
| LL Locality Loading | | | | |
| O On Costs | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | On Costs | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| O On Costs | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| | On Costs | | | \$6,500.00 |
| | Contingency | | | \$6,500.00 |
| ES Escalation | | | | |
| O On Costs | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| | On Costs | | | \$9,600.00 |
| | Escalation | | | \$9,600.00 |
| PF Professional Fees | | | | |
| O On Costs | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| | On Costs | | | \$8,500.00 |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| | Professional Fees | | | \$5,214.00 |
| | Professional Fees | | | \$13,714.00 |
| ST Statutory Charges | | | | |
| O On Costs | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| | On Costs | | | \$500.00 |
| | Statutory Charges | | | \$500.00 |

SAPN Accommodation Audit Report

September 2017

| Location Elements/Main Headings | Item |
|---------------------------------|------|
|---------------------------------|------|

41 SEAFORD - 37 SHEARER DRIVE

41B Wash bay (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-------------|------------------------|--------------------|-----|------|--------------|
| YY | Special Provisions | | | | |
| S | Structural | | | | |
| 394 | Allowance for Wash Bay | Item | | | 65,000.00 |
| | | Structural | | | \$65,000.00 |
| | | Special Provisions | | | \$65,000.00 |
| | | WASH BAY | | | \$105,314.00 |

SAPN Accommodation Audit Report

September 2017

Location Elements/Main Headings Item

41 SEAFORD - 37 SHEARER DRIVE

41C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|--------|--------|-----------------------|
| SS Special Services | | | | |
| E Engineering Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| Special Services | | | | \$30,000.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| C Civil Works | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 18,500 | 85.00 | 1,572,500.00 |
| 404 New concrete hardstand - quantities as advised by SAPN on 4 October 2017 | m ² | 5,000 | 130.00 | 650,000.00 |
| Civil Works | | | | \$2,222,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$2,222,500.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| C Civil Works | | | | |
| 407 New security palisade fencing | m | 130 | 350.00 | 45,500.00 |
| 408 New colorbond fencing including razor wire | m | 535 | 200.00 | 107,000.00 |
| Civil Works | | | | \$152,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$152,500.00 |
| XK External Stormwater Drainage | | | | |
| C Civil Works | | | | |
| 226 Allowance for new stormwater to hardstand including pits and pipework | Item | | | 125,000.00 |
| 406 Allowance for new stormwater to asphalt pavement including pits and pipework | Item | | | 275,000.00 |
| Civil Works | | | | \$400,000.00 |
| External Stormwater Drainage | | | | \$400,000.00 |
| PR Preliminaries | | | | |
| O On Costs | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 428,500.00 |
| On Costs | | | | \$428,500.00 |
| Preliminaries | | | | \$428,500.00 |
| LL Locality Loading | | | | |
| O On Costs | | | | |
| 116 Locality Loading | Item | | | Excl. |
| On Costs | | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| O On Costs | | | | |
| 97 Contingency Allowance | Item | | | 285,500.00 |
| On Costs | | | | \$285,500.00 |
| Contingency | | | | \$285,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Elements/Main Headings Item

41 SEAFORD - 37 SHEARER DRIVE

41C External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|---------------------------|-----|------|-----------------------|
| ES Escalation | | | | |
| O On Costs | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 417,600.00 |
| | On Costs | | | \$417,600.00 |
| | Escalation | | | \$417,600.00 |
| PF Professional Fees | | | | |
| O On Costs | | | | |
| 99 Professional Fees | Item | | | 357,000.00 |
| | On Costs | | | \$357,000.00 |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 229,014.75 |
| | Professional Fees | | | \$229,014.75 |
| | Professional Fees | | | \$586,014.75 |
| ST Statutory Charges | | | | |
| O On Costs | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 20,800.00 |
| | On Costs | | | \$20,800.00 |
| | Statutory Charges | | | \$20,800.00 |
| YY Special Provisions | | | | |
| S Structural | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| | Structural | | | \$50,000.00 |
| | Special Provisions | | | \$50,000.00 |
| | EXTERNAL WORKS | | | \$4,593,414.75 |

ST MARYS
33 Ayliffes Road

Property Summary:

All Customer Connection activity for the greater southern metropolitan area is delivered from this Depot. In addition, all 11KV and low voltage project work is completed by crews from the St Marys Depot (Elizabeth in the north).

Overall compliance of this Depot/administrative facility is poor and reflects the age and condition of existing improvements. Site improvements, particularly drainage, reflect approaching obsolescence. Contemporary supply restoration and project services may be compromised in the future.

Major infrastructure works to South Road, Ayliffes Road and the Southern Expressway has compromised access and reduced functionality.

Principal Improvements and Cost Estimates:

| | |
|-----------------------|---------------------|
| Linesman Office | \$ 72,300 |
| Main Office | \$ 154,461 |
| Male Toilet Block | \$ 75,584 |
| Female Toilet Block | \$ 0 |
| Fuel & Chemical Store | \$ 0 |
| Workshop | \$ 394,853 |
| Storage Shed | \$ 71,759 |
| Workshop / Storage | \$ 225,330 |
| Wash Bay | \$ 105,314 |
| External Works | <u>\$ 3,709,928</u> |
| | \$ 4,809,529 |

Nature of Works:

- Linesman Office - replacement floor finishes, paint.
- Main Office - paint, replace flooring, toilet refurbishment.
- Male toilet - replace ceiling, replace fixtures.
- Workshop/Storage Shed - replace storage sheds.
- Washbay, undercover EWP parking, security, pavements (13,900 sqm)

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 150,000 |
| Structural | \$ 544,600 |
| Engineering Services | \$ 65,450 |
| Civil Works | \$ 2,225,400 |
| On Costs | \$ 1,584,600 |
| Professional Fees | <u>\$ 239,479</u> |
| | \$ 4,809,529 |

ST MARYS



SAPN Accommodation Audit Report

September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|-----------------------|-----------------------|
| 15 ST MARYS - 33 AYLIFFES ROAD | | |
| 15A | Linesman Office | 72,299.53 |
| 15B | Main Office | 154,460.57 |
| 15C | Male Toilet Block | 75,584.03 |
| 15D | Female Toilet Block | Excl. |
| 15E | Fuel & Chemical Store | Excl. |
| 15F | Workshop | 394,852.76 |
| 15G | Storage Shed | 71,759.43 |
| 15H | Workshop / Storage | 225,330.15 |
| 15I | Wash Bay | 105,314.00 |
| 15J | External Works | 3,709,928.41 |
| 15 - ST MARYS - 33 AYLIFFES ROAD | | \$4,809,528.88 |
| ESTIMATED TOTAL COST | | \$4,809,528.88 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$150,000.00 |
| S | Structural | \$544,600.00 |
| E | Engineering Services | \$65,450.00 |
| C | Civil Works | \$2,225,400.00 |
| O | On Costs | \$1,584,600.00 |
| PF | Professional Fees | \$239,478.88 |
| ESTIMATED TOTAL COST | | \$4,809,528.88 |

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September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15A Linesman Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 10,500.00 |
| Wall Finishes | | | | \$10,500.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 750.00 |
| 27 Replace vinyl floor finish | Item | | | 7,500.00 |
| 79 Replace carpet floor finish | Item | | | 23,000.00 |
| Floor Finishes | | | | \$31,250.00 |
| CF Ceiling Finishes | | | | |
| 206 Prepare and paint existing flush plasterboard ceiling including making good minor cracks | Item | | | 2,500.00 |
| Ceiling Finishes | | | | \$2,500.00 |
| Architectural | | | | \$44,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,500.00 |
| Contingency | | | | \$4,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,600.00 |
| Escalation | | | | \$6,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$24,500.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15A Linesman Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,549.53 |
| <i>Professional Fees</i> | | | | \$3,549.53 |
| <i>Professional Fees</i> | | | | \$3,549.53 |
| LINESMAN OFFICE | | | | \$72,299.53 |

SAPN Accommodation Audit Report

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Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15B Main Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 15,000.00 |
| Wall Finishes | | | | \$15,000.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 27,500.00 |
| Floor Finishes | | | | \$27,500.00 |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 20 | 2,200.00 | 44,000.00 |
| Special Provisions | | | | \$44,000.00 |
| Architectural | | | | \$86,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 215 Re-balance air conditioning to suit new office layout | Item | | | 7,500.00 |
| Air Conditioning | | | | \$7,500.00 |
| AR Alterations and Renovations | | | | |
| 179 Allowance to remove existing air conditioning unit including make good of wall | Item | | | 1,500.00 |
| Alterations and Renovations | | | | \$1,500.00 |
| Engineering Services | | | | \$9,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 14,500.00 |
| Preliminaries | | | | \$14,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 10,000.00 |
| Contingency | | | | \$10,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 14,100.00 |
| Escalation | | | | \$14,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 12,000.00 |
| Professional Fees | | | | \$12,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15B Main Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 700.00 |
| Statutory Charges | | | | \$700.00 |
| On Costs | | | | \$51,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 7,660.57 |
| Professional Fees | | | | \$7,660.57 |
| Professional Fees | | | | \$7,660.57 |
| MAIN OFFICE | | | | \$154,460.57 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15C Male Toilet Block

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,750.00 |
| 176 Prepare and paint external fascia's, gutters and doors | Item | | | 3,000.00 |
| Wall Finishes | | | | \$5,750.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 13,500.00 |
| Ceiling Finishes | | | | \$13,500.00 |
| Architectural | | | | \$19,250.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 500.00 |
| 221 Remediate crack in plasterboard wall including paint finish | Item | | | 350.00 |
| External Walls | | | | \$850.00 |
| Structural | | | | \$850.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| 85 Replace existing fixtures to amenities | Item | | | 25,000.00 |
| Sanitary Plumbing | | | | \$26,450.00 |
| Engineering Services | | | | \$26,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,000.00 |
| Contingency | | | | \$5,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,900.00 |
| Escalation | | | | \$6,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15C Male Toilet Block (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$25,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,734.03 |
| Professional Fees | | | | \$3,734.03 |
| Professional Fees | | | | \$3,734.03 |
| MALE TOILET BLOCK | | | | \$75,584.03 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15D Female Toilet Block

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 229 No allowance for works to Female Toilet Block | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| FEMALE TOILET BLOCK | | | | Excl. |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15E Fuel & Chemical Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 230 No allowance for works Fuel & Chemical Store | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| FUEL & CHEMICAL STORE | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15F Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|---------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m² | 980 | 250.00 | 245,000.00 |
| Outbuildings and Covered Ways | | | | \$245,000.00 |
| Structural | | | | \$245,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 37,000.00 |
| Preliminaries | | | | \$37,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 24,500.00 |
| Contingency | | | | \$24,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 35,900.00 |
| Escalation | | | | \$35,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 31,000.00 |
| Professional Fees | | | | \$31,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,800.00 |
| Statutory Charges | | | | \$1,800.00 |
| On Costs | | | | \$130,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 19,652.76 |
| Professional Fees | | | | \$19,652.76 |
| Professional Fees | | | | \$19,652.76 |
| WORKSHOP | | | | \$394,852.76 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15G Storage Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|--------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m² | 175 | 250.00 | 43,750.00 |
| Outbuildings and Covered Ways | | | | \$43,750.00 |
| Structural | | | | \$43,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,500.00 |
| Contingency | | | | \$4,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,600.00 |
| Escalation | | | | \$6,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$24,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,509.43 |
| Professional Fees | | | | \$3,509.43 |
| Professional Fees | | | | \$3,509.43 |
| STORAGE SHED | | | | \$71,759.43 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15H Workshop / Storage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|---------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m² | 560 | 250.00 | 140,000.00 |
| Outbuildings and Covered Ways | | | | \$140,000.00 |
| Structural | | | | \$140,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 21,000.00 |
| Preliminaries | | | | \$21,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 14,000.00 |
| Contingency | | | | \$14,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 20,500.00 |
| Escalation | | | | \$20,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 17,500.00 |
| Professional Fees | | | | \$17,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,100.00 |
| Statutory Charges | | | | \$1,100.00 |
| On Costs | | | | \$74,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 11,230.15 |
| Professional Fees | | | | \$11,230.15 |
| Professional Fees | | | | \$11,230.15 |
| WORKSHOP / STORAGE | | | | \$225,330.15 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

151 Wash Bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$35,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$105,314.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15J External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-----------|-----------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 391 Allowance to dispose of intermediate waste fill where replacing with concrete pavements - assume 300mm deep | m ³ | 1,251 | 130.00 | 162,630.00 |
| 390 Allowance to dispose of intermediate waste fill where replacing with asphalt pavements - assume 300mm deep | m ³ | 2,919 | 130.00 | 379,470.00 |
| Alterations and Renovations | | | | \$542,100.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 4,170 | 150.00 | 625,500.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 9,730 | 85.00 | 827,050.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,750.00 |
| Roads, Footpaths and Paved Areas | | | | \$1,454,300.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 400 Allowance for new automatic security gate | No | 1 | 14,500.00 | 14,500.00 |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 365 | 200.00 | 73,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 190 | 350.00 | 66,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$154,000.00 |
| XK External Stormwater Drainage | | | | |
| 155 Allowance for stormwater reticulation and connection to existing infrastructure | Item | | | 75,000.00 |
| External Stormwater Drainage | | | | \$75,000.00 |
| Civil Works | | | | \$2,225,400.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 346,000.00 |
| Preliminaries | | | | \$346,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 0.00 |
| Locality Loading | | | | \$0.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

15 ST MARYS - 33 AYLIFFES ROAD

15J External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-----------------------|
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 231,000.00 |
| Contingency | | | | \$231,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 337,300.00 |
| Escalation | | | | \$337,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 288,500.00 |
| Professional Fees | | | | \$288,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 16,800.00 |
| Statutory Charges | | | | \$16,800.00 |
| On Costs | | | | \$1,219,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 184,928.41 |
| Professional Fees | | | | \$184,928.41 |
| Professional Fees | | | | \$184,928.41 |
| EXTERNAL WORKS | | | | \$3,709,928.41 |

WAYVILLE
2-3 Greenhill Road

Property Summary:

Third party leased property for occupation by SA Power Networks.

Office function used in conjunction with nearby Keswick HQ. Whole building 4,231.2m² over two (2) levels, plus 76 undercroft carparks.

Principal Improvements and Cost Estimates:

| | |
|--|------------|
| Partial refurbishment and make good | \$ 200,320 |
|--|------------|

Nature of Works:

- Partial replacement floor finishes & kitchen joinery.

Variation by Property Services to exclude partial refurbishment of this leased property.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 123,605 |
| Structural | \$ 0 |
| Engineering Services | \$ 0 |
| Civil Works | \$ 0 |
| On Costs | \$ 66,800 |
| Professional Fees | <u>\$ 9,915</u> |
| | \$ 200,320 |
| Less Variation: | <u>\$ 200,320</u> |
| | \$ 0 |

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------|-------------------------------|--------------|
| 16 | WAYVILLE - 2-3 GREENHILL ROAD | 200,320.02 |
| ESTIMATED TOTAL COST | | \$200,320.02 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|-------------------|--------------|
| A | Architectural | \$123,605.00 |
| O | On Costs | \$66,800.00 |
| PF | Professional Fees | \$9,915.02 |
| ESTIMATED TOTAL COST | | \$200,320.02 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

16 WAYVILLE - 2-3 GREENHILL ROAD

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|----------|---------------------|
| A Architectural | | | | |
| ND Internal Doors | | | | |
| 214 Replace door including new frame and hardware | No | 1 | 1,850.00 | 1,850.00 |
| Internal Doors | | | | \$1,850.00 |
| FF Floor Finishes | | | | |
| 213 Replace cork vinyl floor finish | m ² | 59 | 120.00 | 7,080.00 |
| 216 Replace carpet floor finish (trafficable areas only) | m ² | 1,675 | 65.00 | 108,875.00 |
| Floor Finishes | | | | \$115,955.00 |
| FT Fitments | | | | |
| 180 Replace existing joinery to Kitchen | Item | | | 5,800.00 |
| Fitments | | | | \$5,800.00 |
| Architectural | | | | \$123,605.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 19,000.00 |
| Preliminaries | | | | \$19,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 12,500.00 |
| Contingency | | | | \$12,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 18,300.00 |
| Escalation | | | | \$18,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 16,000.00 |
| Professional Fees | | | | \$16,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,000.00 |
| Statutory Charges | | | | \$1,000.00 |
| On Costs | | | | \$66,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 9,915.02 |
| Professional Fees | | | | \$9,915.02 |
| Professional Fees | | | | \$9,915.02 |
| WAYVILLE - 2-3 GREENHILL ROAD | | | | \$200,320.02 |

WAYVILLE
Rose Terrace

Property Summary:

Third party leased property for occupation by SA Power Networks to be vacated in current 2015-2020 RCP

Carpark comprising 101 at-grade spaces in Carpark Rose Terrace 3, occupied by staff in the 2-3 Greenhill Rd office.

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

WINGFIELD
261 Schumacher Road

Property Summary:

Third-party leased Industrial property for occupation by Enerven.

Principal Improvements and Cost Estimates:

| | | |
|---------------|----|--------|
| Refurbishment | \$ | 18,142 |
|---------------|----|--------|

Nature of Works:

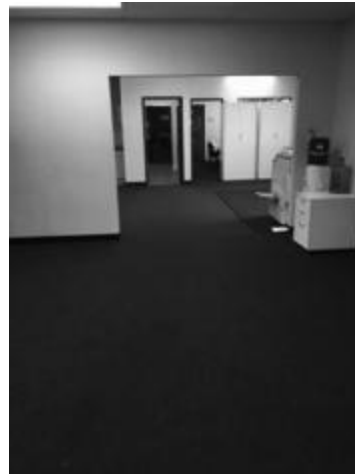
Refurbishment, including airconditioning replacement (in part)

Variation by Property Services to exclude tenancy refurbishment as this leased property is occupied by Enerven.

Elements:

| | | |
|----------------------|----|---------------|
| Architectural | \$ | 7,500 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 3,000 |
| Civil Works | \$ | 0 |
| On Costs | \$ | 6,800 |
| Professional Fees | \$ | <u>842</u> |
| | \$ | 18,142 |
| Less Variation: | \$ | <u>18,142</u> |
| | \$ | 0 |

WINGFIELD
261 Schumacher Road



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------|--|-------------|
| 18 | WINGFIELD (NBN LEASED) - 261 SCHUMACHER ROAD | 18,142.27 |
| ESTIMATED TOTAL COST | | \$18,142.27 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|-------------|
| A | Architectural | \$7,500.00 |
| E | Engineering Services | \$3,000.00 |
| O | On Costs | \$6,800.00 |
| PF | Professional Fees | \$842.27 |
| ESTIMATED TOTAL COST | | \$18,142.27 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

18 WINGFIELD (NBN LEASED) - 261 SCHUMACHER ROAD

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|----------|-------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,500.00 |
| Wall Finishes | | | | \$2,500.00 |
| FT Fitments | | | | |
| 42 Replace window blinds | Item | | | 5,000.00 |
| Fitments | | | | \$5,000.00 |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | \$7,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 1 | 3,000.00 | 3,000.00 |
| Air Conditioning | | | | \$3,000.00 |
| Engineering Services | | | | \$3,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,000.00 |
| Preliminaries | | | | \$2,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,700.00 |
| Escalation | | | | \$1,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,500.00 |
| Professional Fees | | | | \$1,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$6,800.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

18 WINGFIELD (NBN LEASED) - 261 SCHUMACHER ROAD
(continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|----------------------|--|-------------------|-----|------|--------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | | | | |
| | | Item | | | 842.27 |
| | | Professional Fees | | | \$842.27 |
| | | Professional Fees | | | \$842.27 |
| | WINGFIELD (NBN LEASED) - 261 SCHUMACHER ROAD | | | | \$18,142.27 |

WINGFIELD
12-14 Senna Road

Property Summary:

Third-party leased property for occupation by SA Power Networks.

Office/Warehouse – 1,880m² plus extensive hardstand areas over total site area of 1.445ha.

Principal Improvements and Cost Estimates:

| | |
|-----------------|------------------|
| Office Building | \$ 24,704 |
| Workshop | \$ 9,617 |
| External Works | <u>\$ 86,417</u> |
| | \$ 120,738 |

Nature of Works:

Paint, replace Office carpet, replace AC, undercover EWP parking, security.

Variation by Property Services to exclude Office refurbishment and external works at this leased property.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 17,200 |
| Structural | \$ 50,000 |
| Engineering Services | \$ 33,000 |
| Civil Works | \$ 0 |
| On Costs | \$ 12,500 |
| Professional Fees | <u>\$ 8,038</u> |
| | \$ 120,738 |
| Less Variation: | <u>\$ 120,738</u> |
| | \$ 0 |

WINGFIELD
12-14 Senna Road

- 17 Wingfield (Leased) - 12-14 Senna Road
- 17A Office Building
- 17B Workshop
- 17C External Works



WINGFIELD

12-14 Senna Road



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|-----------------|---------------------|
| 17 WINGFIELD (LEASED) - 12-14 SENNA ROAD | | |
| 17A | Office Building | 24,703.23 |
| 17B | Workshop | 9,617.12 |
| 17C | External Works | 86,417.23 |
| 17 - WINGFIELD (LEASED) - 12-14 SENNA ROAD | | \$120,737.58 |
| ESTIMATED TOTAL COST | | \$120,737.58 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$17,200.00 |
| S | Structural | \$50,000.00 |
| E | Engineering Services | \$33,000.00 |
| O | On Costs | \$12,500.00 |
| PF | Professional Fees | \$8,037.58 |
| ESTIMATED TOTAL COST | | \$120,737.58 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

17 WINGFIELD (LEASED) - 12-14 SENNA ROAD

17A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 6,150.00 |
| Wall Finishes | | | | \$6,150.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 8,850.00 |
| Floor Finishes | | | | \$8,850.00 |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | \$15,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,500.00 |
| Preliminaries | | | | \$2,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,300.00 |
| Escalation | | | | \$2,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,000.00 |
| Professional Fees | | | | \$2,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$8,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,203.23 |
| Professional Fees | | | | \$1,203.23 |
| Professional Fees | | | | \$1,203.23 |
| OFFICE BUILDING | | | | \$24,703.23 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

17 WINGFIELD (LEASED) - 12-14 SENNA ROAD

17B Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|----------|-------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,200.00 |
| Wall Finishes | | | | \$2,200.00 |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | \$2,200.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 1 | 3,000.00 | 3,000.00 |
| Air Conditioning | | | | \$3,000.00 |
| Engineering Services | | | | \$3,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| Preliminaries | | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,000.00 |
| Contingency | | | | \$1,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 900.00 |
| Escalation | | | | \$900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,000.00 |
| Professional Fees | | | | \$1,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$4,000.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

17 WINGFIELD (LEASED) - 12-14 SENNA ROAD

17B Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|-------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 417.12 |
| Professional Fees | | | | \$417.12 |
| Professional Fees | | | | \$417.12 |
| WORKSHOP | | | | \$9,617.12 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

17 WINGFIELD (LEASED) - 12-14 SENNA ROAD

17C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|-----------|--------------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 101 Base building upgrades including building structure, amenities, services and external pavements - by Lessor as advised | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | 50,000.00 | |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | 30,000.00 | |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | 6,417.23 | |
| Professional Fees | | | | \$6,417.23 |
| Professional Fees | | | | \$6,417.23 |
| EXTERNAL WORKS | | | | \$86,417.23 |

REGIONAL AND RURAL PORTFOLIO

ANGASTON
Crennis Mines Road

Property Summary:

Vacant land of 12,000 square metres, acquired in 2018 for the future development of the purpose-built Barossa Depot.

Depot completion anticipated in the current 2015-2020 RCP.

Principal Improvements and Cost Estimates:

Not assessed by Rider Levett Bucknall.

Notional allocation by SA Power Networks \$ 300,000

Nature of Works:

- Reconfigure access, reticulated sewer connection.

Elements:

| | | |
|----------------------|----|---|
| Architectural | \$ | 0 |
| Structural | \$ | 0 |
| Engineering Services | \$ | 0 |
| Civil Works | \$ | 0 |
| On Costs | \$ | 0 |
| Professional Fees | \$ | 0 |
| | \$ | 0 |

| | | |
|----------------|----|---------|
| Add Variation: | \$ | 300,000 |
| | \$ | 300,000 |

BARMERA
59-61 Tonkin Avenue

Property Summary:

Excellent site to service the region with good orientation.

Building and other site improvements are dated.

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Office Building | \$ 1,065,394 |
| Workshop | \$ 43,253 |
| External Works | <u>\$ 723,243</u> |
| | \$ 1,831,890 |

Nature of Works:

- New fitout, wash bay, undercover EWP parking, Security, Pavements (2,048 sqm), Fencing.

Variation by Property Services to exclude costs attributed to a new Depot which will be deferred to the 2025-2030 RCP.

Elements:

| | |
|----------------------|---------------------|
| Architectural | \$ 607,725 |
| Structural | \$ 123,500 |
| Engineering Services | \$ 30 000 |
| Civil Works | \$ 227,180 |
| On Costs | \$ 764,200 |
| Professional Fees | <u>\$ 79,285</u> |
| | \$ 1,831,890 |
| Less Variation: | <u>\$ 1,000,000</u> |
| | \$ 831,890 |

BARMERA

| | |
|-----------|--------------------------------------|
| 20 | Barmera - 59-61 Tonkin Avenue |
| 20A | Office Building |
| 20B | Workshop |
| 20C | External Works |



BARMERA



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|-----------------|-----------------------|
| 20 BARMERA - 59-61 TONKIN AVENUE | | |
| 20A | Office Building | 1,065,393.86 |
| 20B | Workshop | 43,252.98 |
| 20C | External Works | 723,243.39 |
| 20 - BARMERA - 59-61 TONKIN AVENUE | | \$1,831,890.23 |
| ESTIMATED TOTAL COST | | \$1,831,890.23 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$607,725.00 |
| S | Structural | \$123,500.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$227,180.00 |
| O | On Costs | \$764,200.00 |
| PF | Professional Fees | \$79,285.23 |
| ESTIMATED TOTAL COST | | \$1,831,890.23 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

20 BARMERA - 59-61 TONKIN AVENUE

20A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 120 Allowance to supply and install gutter guard to box gutter - overflow due to blockages causing ceiling damage | Item | | | 2,500.00 |
| 123 Install downpipe to existing box gutter | Item | | | 750.00 |
| Roof | | | | \$3,250.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 400 | 100.00 | 40,000.00 |
| Alterations and Renovations | | | | \$40,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 400 | 1,000.00 | 400,000.00 |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 60 | 2,200.00 | 132,000.00 |
| Special Provisions | | | | \$532,000.00 |
| Architectural | | | | \$575,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 86,500.00 |
| Preliminaries | | | | \$86,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 139,000.00 |
| Locality Loading | | | | \$139,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 58,000.00 |
| Contingency | | | | \$58,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 84,300.00 |
| Escalation | | | | \$84,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 72,000.00 |
| Professional Fees | | | | \$72,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 4,200.00 |
| Statutory Charges | | | | \$4,200.00 |
| On Costs | | | | \$444,000.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

20 BARMERA - 59-61 TONKIN AVENUE

20A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|-----------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 46,143.86 |
| Professional Fees | | | | \$46,143.86 |
| Professional Fees | | | | \$46,143.86 |
| OFFICE BUILDING | | | | \$1,065,393.86 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

20 BARMERA - 59-61 TONKIN AVENUE

20B Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 21 | 100.00 | 2,100.00 |
| Alterations and Renovations | | | | \$2,100.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 21 | 1,000.00 | 21,000.00 |
| Special Provisions | | | | \$21,000.00 |
| Architectural | | | | \$23,100.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,500.00 |
| Preliminaries | | | | \$3,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 5,600.00 |
| Locality Loading | | | | \$5,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,500.00 |
| Escalation | | | | \$3,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,000.00 |
| Professional Fees | | | | \$3,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$18,300.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,852.98 |
| Professional Fees | | | | \$1,852.98 |
| Professional Fees | | | | \$1,852.98 |
| WORKSHOP | | | | \$43,252.98 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

20 BARMERA - 59-61 TONKIN AVENUE

20C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 125 | 75.00 | 9,375.00 |
| Roof | | | | \$9,375.00 |
| Architectural | | | | \$9,375.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 5,000.00 |
| Substructure | | | | \$5,000.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,500.00 |
| Roof | | | | \$3,500.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$123,500.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 30 | 150.00 | 4,500.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 2,018 | 85.00 | 171,530.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 750.00 |
| Roads, Footpaths and Paved Areas | | | | \$176,780.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 252 | 200.00 | 50,400.00 |
| Boundary Walls, Fencing and Gates | | | | \$50,400.00 |
| Civil Works | | | | \$227,180.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 59,000.00 |
| Preliminaries | | | | \$59,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 94,300.00 |
| Locality Loading | | | | \$94,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

20 BARMERA - 59-61 TONKIN AVENUE

20C External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 39,500.00 |
| Contingency | | | | \$39,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 57,200.00 |
| Escalation | | | | \$57,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 49,000.00 |
| Professional Fees | | | | \$49,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,900.00 |
| Statutory Charges | | | | \$2,900.00 |
| On Costs | | | | \$301,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 31,288.39 |
| Professional Fees | | | | \$31,288.39 |
| Professional Fees | | | | \$31,288.39 |
| EXTERNAL WORKS | | | | \$723,243.39 |

BORDERTOWN
Power House Road

Property Summary:

Well located site, with good accessibility and circulation. Building condition poor overall.

Principal Improvements and Cost Estimates:

| | |
|------------------|-------------------|
| Office Building | \$ 453,621 |
| Workshop / Store | \$ 300,695 |
| Garage | \$ 62,887 |
| External Works | <u>\$ 705,244</u> |
| | \$ 1,522,447 |

Nature of Works:

- Roof replacement to Office, paint and new fitout.
- Demolish Workshop/Store and new build.
- Upgrade Garage
- Wash bay, undercover EWP parking, Security, Pavements (1500 sqm), Fencing.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 410,850 |
| Structural | \$ 153,750 |
| Engineering Services | \$ 45,500 |
| Civil Works | \$ 210,150 |
| On Costs | \$ 636,400 |
| Professional Fees | <u>\$ 65,797</u> |
| | \$ 1,522,447 |

BORDERTOWN

| | |
|-----|-------------------------------|
| 23 | Bordertown - Power House Road |
| 23A | Office Building |
| 23B | Workshop / Store |
| 23C | Garage |
| 23D | External Works |



BORDERTOWN



SAPN Accommodation Audit Report
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Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|-----------------------|
| 23 BORDERTOWN - POWER HOUSE ROAD | |
| 23A Office Building | 453,620.67 |
| 23B Workshop / Store | 300,694.88 |
| 23C Garage | 62,887.22 |
| 23D External Works | 705,243.85 |
| 23 - BORDERTOWN - POWER HOUSE ROAD | \$1,522,446.62 |
| ESTIMATED TOTAL COST | \$1,522,446.62 |

SAPN Accommodation Audit Report
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Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$410,850.00 |
| S | Structural | \$153,750.00 |
| E | Engineering Services | \$45,500.00 |
| C | Civil Works | \$210,150.00 |
| O | On Costs | \$636,400.00 |
| PF | Professional Fees | \$65,796.62 |
| ESTIMATED TOTAL COST | | \$1,522,446.62 |

SAPN Accommodation Audit Report

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Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 168 | 75.00 | 12,600.00 |
| Roof | | | | \$12,600.00 |
| WF Wall Finishes | | | | |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 4,000.00 |
| Wall Finishes | | | | \$4,000.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 168 | 100.00 | 16,800.00 |
| Alterations and Renovations | | | | \$16,800.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 132 | 1,000.00 | 132,000.00 |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 36 | 2,200.00 | 79,200.00 |
| Special Provisions | | | | \$211,200.00 |
| Architectural | | | | \$244,600.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 37,000.00 |
| Preliminaries | | | | \$37,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 59,200.00 |
| Locality Loading | | | | \$59,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 24,500.00 |
| Contingency | | | | \$24,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 35,900.00 |
| Escalation | | | | \$35,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 31,000.00 |
| Professional Fees | | | | \$31,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,800.00 |
| Statutory Charges | | | | \$1,800.00 |
| On Costs | | | | \$189,400.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 19,620.67 |
| <i>Professional Fees</i> | | | | \$19,620.67 |
| <i>Professional Fees</i> | | | | \$19,620.67 |
| <i>OFFICE BUILDING</i> | | | | \$453,620.67 |

SAPN Accommodation Audit Report

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Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23B Workshop / Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 135 Allowance to demolish existing solid brick/block workshop/store (built 1930) including protection and remediation of adjoining building | m ² | 90 | 200.00 | 18,000.00 |
| Alterations and Renovations | | | | \$18,000.00 |
| YY Special Provisions | | | | |
| 136 Allowance for workshop/store complete building including substructure. framing, cladding, internal fitout, services, etc. | m ² | 90 | 1,600.00 | 144,000.00 |
| Special Provisions | | | | \$144,000.00 |
| Architectural | | | | \$162,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 24,500.00 |
| Preliminaries | | | | \$24,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 39,200.00 |
| Locality Loading | | | | \$39,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 16,500.00 |
| Contingency | | | | \$16,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 23,800.00 |
| Escalation | | | | \$23,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 20,500.00 |
| Professional Fees | | | | \$20,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,200.00 |
| Statutory Charges | | | | \$1,200.00 |
| On Costs | | | | \$125,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 12,994.88 |
| Professional Fees | | | | \$12,994.88 |
| Professional Fees | | | | \$12,994.88 |
| WORKSHOP / STORE | | | | \$300,694.88 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23C Garage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 1,500.00 |
| Wall Finishes | | | | \$1,500.00 |
| Architectural | | | | \$1,500.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 7,500.00 |
| Columns | | | | \$7,500.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 15,000.00 |
| Roof | | | | \$15,000.00 |
| Structural | | | | \$22,500.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 9,000.00 |
| 137 Allowance to reconfigure existing security alarm card reader - user raised concern | Item | | | 500.00 |
| Electric Light and Power | | | | \$9,500.00 |
| Engineering Services | | | | \$9,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,500.00 |
| Preliminaries | | | | \$5,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 8,200.00 |
| Locality Loading | | | | \$8,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,000.00 |
| Escalation | | | | \$5,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,500.00 |
| Professional Fees | | | | \$4,500.00 |
| On Costs | | | | \$26,700.00 |

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September 2017

Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23C Garage (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,687.22 |
| Professional Fees | | | | \$2,687.22 |
| Professional Fees | | | | \$2,687.22 |
| GARAGE | | | | \$62,887.22 |

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September 2017

Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 20 | 75.00 | 1,500.00 |
| Roof | | | | \$1,500.00 |
| FT Fitments | | | | |
| 139 Replace existing fitments to washdown bay | Item | | | 1,250.00 |
| Fitments | | | | \$1,250.00 |
| Architectural | | | | \$2,750.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 5,000.00 |
| Substructure | | | | \$5,000.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 750.00 |
| Roof | | | | \$750.00 |
| XB Outbuildings and Covered Ways | | | | |
| 104 Replace carport canopy | m ² | 70 | 150.00 | 10,500.00 |
| Outbuildings and Covered Ways | | | | \$10,500.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$131,250.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 54 Replace water pump | No | 2 | 500.00 | 1,000.00 |
| 138 Replace existing steel rainwater storage tank | Item | | | 5,000.00 |
| Sanitary Plumbing | | | | \$6,000.00 |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$36,000.00 |
| C Civil Works | | | | |
| PD Sanitary Plumbing | | | | |
| 140 Replace existing 300mm wide steel grate to drains | Item | | | 3,500.00 |
| Sanitary Plumbing | | | | \$3,500.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,500 | 85.00 | 127,500.00 |
| 25 Allowance for crack remediation in concrete pavement | Item | | | 3,000.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 500.00 |

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Location Main Headings /Elements Item

23 BORDERTOWN - POWER HOUSE ROAD

23D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|---------------------|
| 130 Flexible crack sealant to asphalt wearing course | Item | | | 2,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$133,500.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 223 | 200.00 | 44,600.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 78 | 350.00 | 27,300.00 |
| 80 Barbed cyclone wire to existing chainmesh fence | Item | | | 1,250.00 |
| Boundary Walls, Fencing and Gates | | | | \$73,150.00 |
| Civil Works | | | | \$210,150.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 57,500.00 |
| Preliminaries | | | | \$57,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 92,000.00 |
| Locality Loading | | | | \$92,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 38,500.00 |
| Contingency | | | | \$38,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 55,800.00 |
| Escalation | | | | \$55,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 48,000.00 |
| Professional Fees | | | | \$48,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,800.00 |
| Statutory Charges | | | | \$2,800.00 |
| On Costs | | | | \$294,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 30,493.85 |
| Professional Fees | | | | \$30,493.85 |
| Professional Fees | | | | \$30,493.85 |
| EXTERNAL WORKS | | | | \$705,243.85 |

**CEDUNA
Goodes Road**

Property Summary:

Excellent location for a Depot within this expansive service area, with circulation, parking and accessibility all functioning well.

Overall building condition is good as a result of previous refurbishment works. Pavements nearing obsolescence.

Principal Improvements and Cost Estimates:

| | |
|-------------------|-------------------|
| Office Building | \$ 173,293 |
| Garage / workshop | \$ 0 |
| Storage | \$ 1,005 |
| Wash Bay | \$ 70,214 |
| External Works | <u>\$ 709,620</u> |
| | \$ 963,132 |

Nature of Works:

- Office and Toilet refurbishment.
- Washbay, undercover EWP parking, Security, Pavements (2,080 sqm), Fencing.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 78,500 |
| Structural | \$ 120,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 246,250 |
| On Costs | \$ 450,300 |
| Professional Fees | <u>\$ 28,082</u> |
| | \$ 963,132 |

CEDUNA

| | |
|-----|---------------------|
| 30 | Goodes Road, Ceduna |
| 30A | Office Building |
| 30B | Garage / Workshop |
| 30C | Storage |
| 30D | External Works |



CEDUNA



SAPN Accommodation Audit Report
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Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------------------|-------------------|---------------------|
| 30 CEDUNA - GOODES ROAD | | |
| 30A | Office Building | 173,293.17 |
| 30B | Garage / Workshop | Excl. |
| 30C | Storage | 10,004.82 |
| 30D | Wash bay | 70,214.00 |
| 30E | External Works | 709,620.26 |
| 30 - CEDUNA - GOODES ROAD | | \$963,132.25 |
| ESTIMATED TOTAL COST | | \$963,132.25 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$78,500.00 |
| S | Structural | \$120,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$246,250.00 |
| O | On Costs | \$450,300.00 |
| PF | Professional Fees | \$38,082.25 |
| ESTIMATED TOTAL COST | | \$963,132.25 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 4,500.00 |
| Wall Finishes | | | | \$4,500.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 4,500.00 |
| 79 Replace carpet floor finish | Item | | | 3,500.00 |
| Floor Finishes | | | | \$8,000.00 |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 30 | 2,200.00 | 66,000.00 |
| Special Provisions | | | | \$66,000.00 |
| Architectural | | | | \$78,500.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 1,200.00 |
| Substructure | | | | \$1,200.00 |
| Structural | | | | \$1,200.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 12,000.00 |
| Preliminaries | | | | \$12,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 44,900.00 |
| Locality Loading | | | | \$44,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 8,000.00 |
| Contingency | | | | \$8,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 11,700.00 |
| Escalation | | | | \$11,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 10,000.00 |
| Professional Fees | | | | \$10,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$87,200.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD
30A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 6,393.17 |
| Professional Fees | | | | \$6,393.17 |
| Professional Fees | | | | \$6,393.17 |
| OFFICE BUILDING | | | | \$173,293.17 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30B Garage / Workshop

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|------------------------------|---|------|-----|---------------------------|--------------|
| A Architectural | | | | | |
| YY Special Provisions | | | | | |
| 279 | No allowance for works to Garage/Workshop | | | Note | Excl. |
| | | | | Special Provisions | Excl. |
| | | | | Architectural | Excl. |
| | | | | GARAGE / WORKSHOP | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30C Storage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--------------------------------------|-----|------|--------------------|
| S Structural | | | | |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 2,300.00 |
| | Roof | | | \$2,300.00 |
| XB Outbuildings and Covered Ways | | | | |
| 203 Allowance for remediation work to concrete slab and sub base | Item | | | 1,500.00 |
| | Outbuildings and Covered Ways | | | \$1,500.00 |
| | Structural | | | \$3,800.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| | Preliminaries | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 2,600.00 |
| | Locality Loading | | | \$2,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| | Contingency | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 700.00 |
| | Escalation | | | \$700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,000.00 |
| | Professional Fees | | | \$1,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| | Statutory Charges | | | \$100.00 |
| | On Costs | | | \$5,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 304.82 |
| | Professional Fees | | | \$304.82 |
| | Professional Fees | | | \$304.82 |
| | STORAGE | | | \$10,004.82 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30D Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|------------------------------|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$70,214.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 204 Replace concrete kerb | m | 30 | 65.00 | 1,950.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 2,050 | 85.00 | 174,250.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,050.00 |
| Roads, Footpaths and Paved Areas | | | | \$177,250.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 240 | 200.00 | 48,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 60 | 350.00 | 21,000.00 |
| Boundary Walls, Fencing and Gates | | | | \$69,000.00 |
| Civil Works | | | | \$246,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 49,000.00 |
| Preliminaries | | | | \$49,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 184,000.00 |
| Locality Loading | | | | \$184,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 33,000.00 |
| Contingency | | | | \$33,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 47,800.00 |
| Escalation | | | | \$47,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 41,000.00 |
| Professional Fees | | | | \$41,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

30 CEDUNA - GOODES ROAD

30E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,400.00 |
| Statutory Charges | | | | \$2,400.00 |
| On Costs | | | | \$357,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 26,170.26 |
| Professional Fees | | | | \$26,170.26 |
| Professional Fees | | | | \$26,170.26 |
| EXTERNAL WORKS | | | | \$709,620.26 |

CLARE
14 Lennon Street

Property Summary:

The existing Depot is conveniently located within the township centre and delivers supply restoration and project services through the Clare Valley and beyond into the expansive service area.

The location is central but adjoining residential use and the nearby main street compromises access.

The Depot buildings and site improvements are nearing obsolescence and have been the subject of ongoing remedial works over many years to maintain base level facilities, and the site offers insufficient vehicle parking.

Principal Improvements and Cost Estimate:

| | |
|--------------------------------|-------------------|
| Office Building | \$ 848,755 |
| Engineering Office / Lunchroom | \$ 100,014 |
| Workshop | \$ 33,246 |
| Truck Shelter | \$ 46,184 |
| External Works | <u>\$ 610,480</u> |
| | \$ 1,638,679 |

Nature of Works:

- Demolition of existing and rebuild new Office building.
- Refurbish Engineering Office/Lunchroom building, including replacement air conditioner and lighting upgrade.
- Reclad Workshop, upgrade lighting and replace floor treatments.
- New roof to Truck Shelter and upgrade lighting.
- External Works include new wash bay and undercover EWP parking, installation of security services, full depth pavement, replacement spoon drain and alterations in areas of ponding.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 187,930 |
| Structural | \$ 479,500 |
| Engineering Services | \$ 56,250 |
| Civil Works | \$ 199,265 |
| On Costs | \$ 641,700 |
| Professional Fees | <u>\$ 74,034</u> |
| | \$ 1,638,679 |

CLARE

| | |
|-----|---|
| 31 | Clare - 14 Lennon Street |
| 31A | Office Building |
| 31B | Engineering Office / Lunchroom Building |
| 31C | Workshop |
| 31D | Truck Shelter |
| 31E | External Works |



CLARE



CLEVE

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|-----------------------|
| 31 CLARE - 14 LENNON STREET | |
| 31A Office Building | 848,755.22 |
| 31B Engineering Office / Lunchroom Building | 100,013.99 |
| 31C Workshop | 33,246.34 |
| 31D Truck Shelter | 46,183.46 |
| 31E External Works | 610,480.32 |
| 31 - CLARE - 14 LENNON STREET | \$1,638,679.33 |
| ESTIMATED TOTAL COST | \$1,638,679.33 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$187,930.00 |
| S | Structural | \$479,500.00 |
| E | Engineering Services | \$56,250.00 |
| C | Civil Works | \$199,265.00 |
| O | On Costs | \$641,700.00 |
| PF | Professional Fees | \$74,034.33 |
| ESTIMATED TOTAL COST | | \$1,638,679.33 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| WW Windows | | | | |
| 77 Replace aluminium framed windows | Item | | | 21,450.00 |
| Windows | | | | \$21,450.00 |
| AR Alterations and Renovations | | | | |
| 209 Allowance to demolish existing solid brick office including removal of debris from site | m ² | 165 | 100.00 | 16,500.00 |
| Alterations and Renovations | | | | \$16,500.00 |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 35 | 2,200.00 | 77,000.00 |
| Special Provisions | | | | \$77,000.00 |
| Architectural | | | | \$114,950.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 208 Allowance for office building complete including substructure. framing, cladding, internal fit-out, services, amenities etc. | m ² | 165 | 2,200.00 | 363,000.00 |
| Special Provisions | | | | \$363,000.00 |
| Structural | | | | \$363,000.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| Sanitary Plumbing | | | | \$1,450.00 |
| Engineering Services | | | | \$1,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 72,000.00 |
| Preliminaries | | | | \$72,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 77,200.00 |
| Locality Loading | | | | \$77,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 48,000.00 |
| Contingency | | | | \$48,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 70,200.00 |
| Escalation | | | | \$70,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 60,000.00 |
| Professional Fees | | | | \$60,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,500.00 |
| Statutory Charges | | | | \$3,500.00 |
| On Costs | | | | \$330,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 38,455.22 |
| Professional Fees | | | | \$38,455.22 |
| Professional Fees | | | | \$38,455.22 |
| OFFICE BUILDING | | | | \$848,755.22 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31B Engineering Office / Lunchroom Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 5,175.00 |
| Wall Finishes | | | | \$5,175.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 4,950.00 |
| 79 Replace carpet floor finish | Item | | | 7,200.00 |
| Floor Finishes | | | | \$12,150.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 22,750.00 |
| 66 Replace window awnings | Item | | | 1,575.00 |
| Fitments | | | | \$24,325.00 |
| Architectural | | | | \$41,650.00 |
| S Structural | | | | |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 1,500.00 |
| Roof | | | | \$1,500.00 |
| Structural | | | | \$1,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 3 | 3,000.00 | 9,000.00 |
| Air Conditioning | | | | \$9,000.00 |
| LP Electric Light and Power | | | | |
| 96 Allowance to upgrade office lighting | Item | | | 3,500.00 |
| Electric Light and Power | | | | \$3,500.00 |
| Engineering Services | | | | \$12,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 8,500.00 |
| Preliminaries | | | | \$8,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 9,100.00 |
| Locality Loading | | | | \$9,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,000.00 |
| Contingency | | | | \$6,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 8,300.00 |
| Escalation | | | | \$8,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31B Engineering Office / Lunchroom Building (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-------------|---|------|-----|------|---------------------|
| PF | Professional Fees | | | | |
| 99 | Professional Fees | Item | | | 7,500.00 |
| | Professional Fees | | | | \$7,500.00 |
| ST | Statutory Charges | | | | |
| 100 | Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| | Statutory Charges | | | | \$500.00 |
| | On Costs | | | | \$39,900.00 |
| PF | Professional Fees | | | | |
| PF | Professional Fees | | | | |
| 389 | SAPN Supervision | Item | | | 4,463.99 |
| | Professional Fees | | | | \$4,463.99 |
| | Professional Fees | | | | \$4,463.99 |
| | ENGINEERING OFFICE / LUNCHROOM BUILDING | | | | \$100,013.99 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31C Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 132 | 65.00 | 8,580.00 |
| External Walls | | | | \$8,580.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 2,500.00 |
| Floor Finishes | | | | \$2,500.00 |
| Architectural | | | | \$11,080.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 7,200.00 |
| Electric Light and Power | | | | \$7,200.00 |
| Engineering Services | | | | \$7,200.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 3,000.00 |
| Locality Loading | | | | \$3,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,800.00 |
| Escalation | | | | \$2,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$13,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31C Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,466.34 |
| Professional Fees | | | | \$1,466.34 |
| Professional Fees | | | | \$1,466.34 |
| WORKSHOP | | | | \$33,246.34 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31D Truck Shelter

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 270 | 75.00 | 20,250.00 |
| Roof | | | | \$20,250.00 |
| Architectural | | | | \$20,250.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 5,100.00 |
| Electric Light and Power | | | | \$5,100.00 |
| Engineering Services | | | | \$5,100.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 4,200.00 |
| Locality Loading | | | | \$4,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| Contingency | | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,900.00 |
| Escalation | | | | \$3,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$18,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,033.46 |
| Professional Fees | | | | \$2,033.46 |
| Professional Fees | | | | \$2,033.46 |
| TRUCK SHELTER | | | | \$46,183.46 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|-------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 2,027 | 85.00 | 172,295.00 |
| Roads, Footpaths and Paved Areas | | | | \$172,295.00 |
| XK External Stormwater Drainage | | | | |
| 56 Demolish, remove and replace 450mm wide concrete spoon drain | m | 282 | 85.00 | 23,970.00 |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 3,000.00 |
| External Stormwater Drainage | | | | \$26,970.00 |
| YY Special Provisions | | | | |
| 124 No allowance for works to SAPN owned vacant land beyond chain mesh fence | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Civil Works | | | | \$199,265.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 52,000.00 |
| Preliminaries | | | | \$52,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 55,500.00 |
| Locality Loading | | | | \$55,500.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 34,500.00 |
| Contingency | | | | \$34,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 50,500.00 |
| Escalation | | | | \$50,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

31 CLARE - 14 LENNON STREET

31E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 43,500.00 |
| Professional Fees | | | | \$43,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,600.00 |
| Statutory Charges | | | | \$2,600.00 |
| On Costs | | | | \$238,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 27,615.32 |
| Professional Fees | | | | \$27,615.32 |
| Professional Fees | | | | \$27,615.32 |
| EXTERNAL WORKS | | | | \$610,480.32 |

Depot Street

Property Summary:

Excellent location and overall functionality through all buildings and across the site, in terms of accessibility, circulation, parking and staff amenity.

Principal Improvements and Cost Estimates:

| | |
|-------------------|-------------------|
| Office Building | \$ 49,301 |
| Garage / workshop | \$ 98,077 |
| Storage Shed | \$ 0 |
| Wash Bay | \$ 131,614 |
| External Works | <u>\$ 291,421</u> |
| | \$ 570,413 |

Nature of Works:

- Refurbish Office
- Replacement roof and walls to Garage/Workshop
- Washbay, undercover EWP parking, Security, Fencing.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 60,725 |
| Structural | \$ 126,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 64,250 |
| On Costs | \$ 266,900 |
| Professional Fees | <u>\$ 22,538</u> |
| | \$ 570,413 |

CLEVE

| | |
|-----|----------------------|
| 32 | Cleve - Depot Street |
| 32A | Office Building |
| 32B | Garage/Storage |
| 32C | Storage Shed |
| 32D | External Works |



CLEVE



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|----------------------------------|-------------------|---------------------|
| 32 CLEVE - DEPOT STREET | | |
| 32A | Office Building | 49,301.11 |
| 32B | Garage / Workshop | 98,077.35 |
| 32C | Storage Shed | Excl. |
| 32D | Wash bay | 131,614.00 |
| 32E | External Works | 291,421.07 |
| 32 - CLEVE - DEPOT STREET | | \$570,413.53 |
| ESTIMATED TOTAL COST | | \$570,413.53 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$60,725.00 |
| S | Structural | \$126,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$64,250.00 |
| O | On Costs | \$266,900.00 |
| PF | Professional Fees | \$22,538.53 |
| ESTIMATED TOTAL COST | | \$570,413.53 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 192 Repaint weatherboard cladding | Item | | | 1,850.00 |
| External Walls | | | | \$1,850.00 |
| WF Wall Finishes | | | | |
| 188 Patch and paint plasterboard wall including making good wall where cracking has occurred | Item | | | 5,500.00 |
| 193 Prepare and paint external fascia's, columns, and downpipes | Item | | | 2,250.00 |
| Wall Finishes | | | | \$7,750.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 13,750.00 |
| Floor Finishes | | | | \$13,750.00 |
| FT Fitments | | | | |
| 189 Allowance to fix overhead cupboard to wall where movement has occurred | Item | | | 350.00 |
| Fitments | | | | \$350.00 |
| Architectural | | | | \$23,700.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 9,900.00 |
| Locality Loading | | | | \$9,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,600.00 |
| Escalation | | | | \$3,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$23,700.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32A Office Building (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------------|------------------|------|-----|--------------------------|--------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | | | | |
| | | Item | | | 1,901.11 |
| | | | | Professional Fees | \$1,901.11 |
| | | | | Professional Fees | \$1,901.11 |
| | | | | OFFICE BUILDING | \$49,301.11 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32B Garage / Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m² | 238 | 75.00 | 17,850.00 |
| Roof | | | | \$17,850.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m² | 225 | 65.00 | 14,625.00 |
| External Walls | | | | \$14,625.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 1,950.00 |
| Wall Finishes | | | | \$1,950.00 |
| FT Fitments | | | | |
| 191 Allowance for bird spikes fixed to trusses / purlins | Item | | | 2,600.00 |
| Fitments | | | | \$2,600.00 |
| Architectural | | | | \$37,025.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 1,500.00 |
| Columns | | | | \$1,500.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 9,500.00 |
| Roof | | | | \$9,500.00 |
| Structural | | | | \$11,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,500.00 |
| Preliminaries | | | | \$7,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 19,600.00 |
| Locality Loading | | | | \$19,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,000.00 |
| Contingency | | | | \$5,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,200.00 |
| Escalation | | | | \$7,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,500.00 |
| Professional Fees | | | | \$6,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32B Garage / Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$46,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,852.35 |
| Professional Fees | | | | \$3,852.35 |
| Professional Fees | | | | \$3,852.35 |
| GARAGE / WORKSHOP | | | | \$98,077.35 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET
32C Storage Shed

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------|--|------|-----|---------------------------|--------------|
| A Architectural | | | | | |
| YY Special Provisions | | | | | |
| 283 | No allowance for works to Storage Shed | | | Note | Excl. |
| | | | | <i>Special Provisions</i> | <i>Excl.</i> |
| | | | | <i>Architectural</i> | <i>Excl.</i> |
| | | | | <i>STORAGE SHED</i> | <i>Excl.</i> |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32D Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 26,300.00 |
| Locality Loading | | | | \$26,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$61,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$131,614.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 120 | 200.00 | 24,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 115 | 350.00 | 40,250.00 |
| Boundary Walls, Fencing and Gates | | | | \$64,250.00 |
| Civil Works | | | | \$64,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 22,000.00 |
| Preliminaries | | | | \$22,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 58,300.00 |
| Locality Loading | | | | \$58,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 14,500.00 |
| Contingency | | | | \$14,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 21,200.00 |
| Escalation | | | | \$21,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 18,500.00 |
| Professional Fees | | | | \$18,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,100.00 |
| Statutory Charges | | | | \$1,100.00 |
| On Costs | | | | \$135,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

32 CLEVE - DEPOT STREET

32E External Works (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|----------------------|------------------|------|-----|--------------------------|---------------------|
| PF Professional Fees | | | | | |
| PF Professional Fees | | | | | |
| 389 | SAPN Supervision | | | | |
| | | Item | | | 11,571.07 |
| | | | | Professional Fees | \$11,571.07 |
| | | | | Professional Fees | \$11,571.07 |
| | | | | EXTERNAL WORKS | \$291,421.07 |

DAVENPORT
Yorkeys Crossing Road

Property Summary:

Leased property.

Well located and functional Training Centre. Pavements nearing obsolescence.

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Training Office | \$ 32,809 |
| Workshop | \$ 34,995 |
| External Works | <u>\$ 687,236</u> |
| | \$ 755,040 |

Nature of Works:

- Upgrade Training Office and Workshop
- Undercover parking, Security, Pavements (2,050 sqm), Fencing.

Variation by Property Services to exclude buildings upgrade and external works at this leased property.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 16,875 |
| Structural | \$ 63,450 |
| Engineering Services | \$ 35,000 |
| Civil Works | \$ 290,650 |
| On Costs | \$ 316,500 |
| Professional Fees | <u>\$ 32,565</u> |
| | \$ 755,040 |

| | |
|-----------------|-------------------|
| Less Variation: | <u>\$ 755,040</u> |
| | \$ 0 |

DAVENPORT

- 33 Davenport - Yorkeys Crossing Road
- 33A Training Office
- 33B Workshop
- 33C External Works



DAVENPORT



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|---------------------|
| 33 DAVENPORT - YORKEYS CROSSING ROAD | |
| 33A Training Office | 32,808.76 |
| 33B Workshop | 34,995.36 |
| 33C External Works | 687,236.30 |
| 33 - DAVENPORT - YORKEYS CROSSING ROAD | \$755,040.42 |
| ESTIMATED TOTAL COST | \$755,040.42 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$16,875.00 |
| S | Structural | \$63,450.00 |
| E | Engineering Services | \$35,000.00 |
| C | Civil Works | \$290,650.00 |
| O | On Costs | \$316,500.00 |
| PF | Professional Fees | \$32,565.42 |
| ESTIMATED TOTAL COST | | \$755,040.42 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

33 DAVENPORT - YORKEYS CROSSING ROAD

33A Training Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 65 | 75.00 | 4,875.00 |
| Roof | | | | \$4,875.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 10,500.00 |
| Floor Finishes | | | | \$10,500.00 |
| AR Alterations and Renovations | | | | |
| 181 Allowance to replace ceiling to Amenities ceiling in transportable | Item | | | 1,500.00 |
| Alterations and Renovations | | | | \$1,500.00 |
| Architectural | | | | \$16,875.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 4,280.12 |
| Locality Loading | | | | \$4,280.12 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,600.00 |
| Escalation | | | | \$2,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$14,580.12 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,353.64 |
| Professional Fees | | | | \$1,353.64 |
| Professional Fees | | | | \$1,353.64 |
| TRAINING OFFICE | | | | \$32,808.76 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

33 DAVENPORT - YORKEYS CROSSING ROAD

33B Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 950.00 |
| Substructure | | | | \$950.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 12,500.00 |
| Roof | | | | \$12,500.00 |
| Structural | | | | \$13,450.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 5,000.00 |
| Electric Light and Power | | | | \$5,000.00 |
| Engineering Services | | | | \$5,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 4,565.38 |
| Locality Loading | | | | \$4,565.38 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,800.00 |
| Escalation | | | | \$2,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$15,065.38 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

33 DAVENPORT - YORKEYS CROSSING ROAD

33B Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,479.98 |
| Professional Fees | | | | \$1,479.98 |
| Professional Fees | | | | \$1,479.98 |
| WORKSHOP | | | | \$34,995.36 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

33 DAVENPORT - YORKEYS CROSSING ROAD

33C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 183 Replace block pavers including new bedding sand | m ² | 50 | 75.00 | 3,750.00 |
| 399 Full depth pavement to carpark including asphalt wearing course | m ² | 2,000 | 65.00 | 130,000.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,000.00 |
| Roads, Footpaths and Paved Areas | | | | \$134,750.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 342 | 200.00 | 68,400.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 250 | 350.00 | 87,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$155,900.00 |
| Civil Works | | | | \$290,650.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 56,000.00 |
| Preliminaries | | | | \$56,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 89,654.50 |
| Locality Loading | | | | \$89,654.50 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 37,500.00 |
| Contingency | | | | \$37,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 54,400.00 |
| Escalation | | | | \$54,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 46,500.00 |
| Professional Fees | | | | \$46,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

33 DAVENPORT - YORKEYS CROSSING ROAD

33C External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,800.00 |
| Statutory Charges | | | | \$2,800.00 |
| On Costs | | | | \$286,854.50 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 29,731.80 |
| Professional Fees | | | | \$29,731.80 |
| Professional Fees | | | | \$29,731.80 |
| EXTERNAL WORKS | | | | \$687,236.30 |

**GUMERACHA
Birdwood Road**

Property Summary:

Property located in flood risk area adjoining the River Torrens Valley.

Dated improvements and poorly configured site reflect this long held facility which requires redevelopment. Contamination issues prevalent, ie asbestos.

Principal Improvements and Cost Estimates:

| | |
|--------------------|-------------------|
| Office Building | \$ 638,265 |
| Lunch/Meeting room | \$ 128,501 |
| Workshop | \$ 1,270,838 |
| External Works | <u>\$ 385,153</u> |
| | \$ 2,422,757 |

Nature of Works:

- New Office building including Lunch/Meeting Room
- New Workshop
- Washbay, undercover EWP parking, Security, Pavements (995 sqm), stormwater drainage

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 814,400 |
| Structural | \$ 570,500 |
| Engineering Services | \$ 33,500 |
| Civil Works | \$ 86,075 |
| On Costs | \$ 797,600 |
| Professional Fees | <u>\$ 120,682</u> |
| | \$ 2,422,757 |

GUMERACHA

| | |
|-----|---------------------------|
| 35 | Gumeracha - Birdwood Road |
| 35A | Office Building |
| 35B | Lunch/Meeting Room |
| 35C | Workshop |
| 35D | External Works |



GUMERACHA



KADINA
South Terrace

Property Summary:

Good location adjoining substation. Older style building improvements are in reasonable functional condition; recently refurbished.

Principal Improvements and Cost Estimates:

| | | |
|-----------------|----|---------|
| Office Building | \$ | 0 |
| Workshop | \$ | 0 |
| External Works | \$ | 547,854 |
| | \$ | 547,854 |

Nature of Works:

- Pavements (1,013 sqm), Washbay, undercover EWP parking, Security, Fencing

Variation by Property Services to exclude external works.

Elements:

| | | |
|----------------------|----|---------|
| Architectural | \$ | 0 |
| Structural | \$ | 115,000 |
| Engineering Services | \$ | 30,000 |
| Civil Works | \$ | 164,155 |
| On Costs | \$ | 213,900 |
| Professional Fees | \$ | 24,799 |
| | \$ | 547,854 |
| Less Variation: | \$ | 547,854 |
| | \$ | 0 |

KADINA



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|------------------------------------|-----------------|---------------------|
| 38 KADINA - SOUTH TERRACE | | |
| 38A | Office Building | Excl. |
| 38B | Workshop | Excl. |
| 38C | External Works | 547,853.98 |
| 38 - KADINA - SOUTH TERRACE | | \$547,853.98 |
| ESTIMATED TOTAL COST | | \$547,853.98 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | Excl. |
| S | Structural | \$115,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$164,155.00 |
| O | On Costs | \$213,900.00 |
| PF | Professional Fees | \$24,798.98 |
| ESTIMATED TOTAL COST | | \$547,853.98 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

38 KADINA - SOUTH TERRACE

38A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|---------------------------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 396 No allowance for capital works to building - included within current SAPN projects | Note | | | Excl. |
| | Special Provisions | | | Excl. |
| | Architectural | | | Excl. |
| | OFFICE BUILDING | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

38 KADINA - SOUTH TERRACE

38B Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 396 No allowance for capital works to building - included within current SAPN projects | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| WORKSHOP | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

38 KADINA - SOUTH TERRACE

38C External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,013 | 85.00 | 86,105.00 |
| Roads, Footpaths and Paved Areas | | | | \$86,105.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 320 | 200.00 | 64,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 38 | 350.00 | 13,300.00 |
| Boundary Walls, Fencing and Gates | | | | \$77,300.00 |
| XK External Stormwater Drainage | | | | |
| 93 Allowance for stormwater diversion away from building footings | Item | | | 750.00 |
| External Stormwater Drainage | | | | \$750.00 |
| Civil Works | | | | \$164,155.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 46,500.00 |
| Preliminaries | | | | \$46,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 49,800.00 |
| Locality Loading | | | | \$49,800.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 31,000.00 |
| Contingency | | | | \$31,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 45,300.00 |
| Escalation | | | | \$45,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

38 KADINA - SOUTH TERRACE

38C External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 39,000.00 |
| Professional Fees | | | | \$39,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,300.00 |
| Statutory Charges | | | | \$2,300.00 |
| On Costs | | | | \$213,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 24,798.98 |
| Professional Fees | | | | \$24,798.98 |
| Professional Fees | | | | \$24,798.98 |
| EXTERNAL WORKS | | | | \$547,853.98 |

KINGSCOTE
32 Telegraph Road

Property Summary:

Good overall functionality and condition at this Depot site.

Location is acceptable, being accessible through Kangaroo Island.

Principal Improvements and Cost Estimates:

| | |
|----------------|-------------------|
| Main building | \$ 114,681 |
| External Works | <u>\$ 408,613</u> |
| | \$ 523,294 |

Nature of Works:

- Upgrade Main Building
- Washbay, undercover EWP parking, Security, Pavements (243 sqm)

Variation by Property Services to exclude Main Building upgrade and external works.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 35,375 |
| Structural | \$ 115,000 |
| Engineering Services | \$ 41,450 |
| Civil Works | \$ 23,775 |
| On Costs | \$ 290,400 |
| Professional Fees | <u>\$ 17,294</u> |
| | \$ 523,294 |
| Less Variation: | <u>\$ 523,294</u> |
| | \$ 0 |

KINGSCOTE



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|---------------------|
| 34 KINGSCOTE - 32 TELEGRAPH ROAD | |
| 34A Main Building | 114,681.09 |
| 34B External Works | 408,613.34 |
| 34 - KINGSCOTE - 32 TELEGRAPH ROAD | \$523,294.43 |
| ESTIMATED TOTAL COST | \$523,294.43 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$35,375.00 |
| S | Structural | \$115,000.00 |
| E | Engineering Services | \$41,450.00 |
| C | Civil Works | \$23,775.00 |
| O | On Costs | \$290,400.00 |
| PF | Professional Fees | \$17,294.43 |
| ESTIMATED TOTAL COST | | \$523,294.43 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

34 KINGSCOTE - 32 TELEGRAPH ROAD

34A Main Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 345 | 75.00 | 25,875.00 |
| Roof | | | | \$25,875.00 |
| EW External Walls | | | | |
| 232 Repaint existing metal sheet wall cladding | Item | | | 6,500.00 |
| External Walls | | | | \$6,500.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 3,000.00 |
| Wall Finishes | | | | \$3,000.00 |
| Architectural | | | | \$35,375.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| 62 Replace chilled boiling water unit | Item | | | 4,500.00 |
| Sanitary Plumbing | | | | \$5,950.00 |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 5,500.00 |
| Electric Light and Power | | | | \$5,500.00 |
| Engineering Services | | | | \$11,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,500.00 |
| Preliminaries | | | | \$7,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 38,200.00 |
| Locality Loading | | | | \$38,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,000.00 |
| Contingency | | | | \$5,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,000.00 |
| Escalation | | | | \$7,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

34 KINGSCOTE - 32 TELEGRAPH ROAD

34A Main Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$64,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,756.09 |
| Professional Fees | | | | \$3,756.09 |
| Professional Fees | | | | \$3,756.09 |
| MAIN BUILDING | | | | \$114,681.09 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

34 KINGSCOTE - 32 TELEGRAPH ROAD

34B External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 48 | 150.00 | 7,200.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 195 | 85.00 | 16,575.00 |
| Roads, Footpaths and Paved Areas | | | | \$23,775.00 |
| Civil Works | | | | \$23,775.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 25,500.00 |
| Preliminaries | | | | \$25,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 136,200.00 |
| Locality Loading | | | | \$136,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 17,000.00 |
| Contingency | | | | \$17,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 24,800.00 |
| Escalation | | | | \$24,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 21,500.00 |
| Professional Fees | | | | \$21,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,300.00 |
| Statutory Charges | | | | \$1,300.00 |
| On Costs | | | | \$226,300.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

34 KINGSCOTE - 32 TELEGRAPH ROAD

34B External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 13,538.34 |
| Professional Fees | | | | \$13,538.34 |
| Professional Fees | | | | \$13,538.34 |
| EXTERNAL WORKS | | | | \$408,613.34 |

MOUNT BARKER
31 Alexandrina Road

Property Summary:

Adequately located, albeit with a developing residential interface which has potential to impact access/egress.

Substantial growth through greater Mount Barker in the medium to long term to support an enhanced service provision from this ageing Depot asset. Pavements nearing obsolescence.

Principal Improvements and Cost Estimates:

| | |
|----------------------|-------------------|
| Main Office Building | \$ 180,141 |
| Workshop / Store | \$ 125,741 |
| Linesman Office | \$ 91,857 |
| External Works | <u>\$ 902,853</u> |
| | \$ 1,300,592 |

Nature of Works:

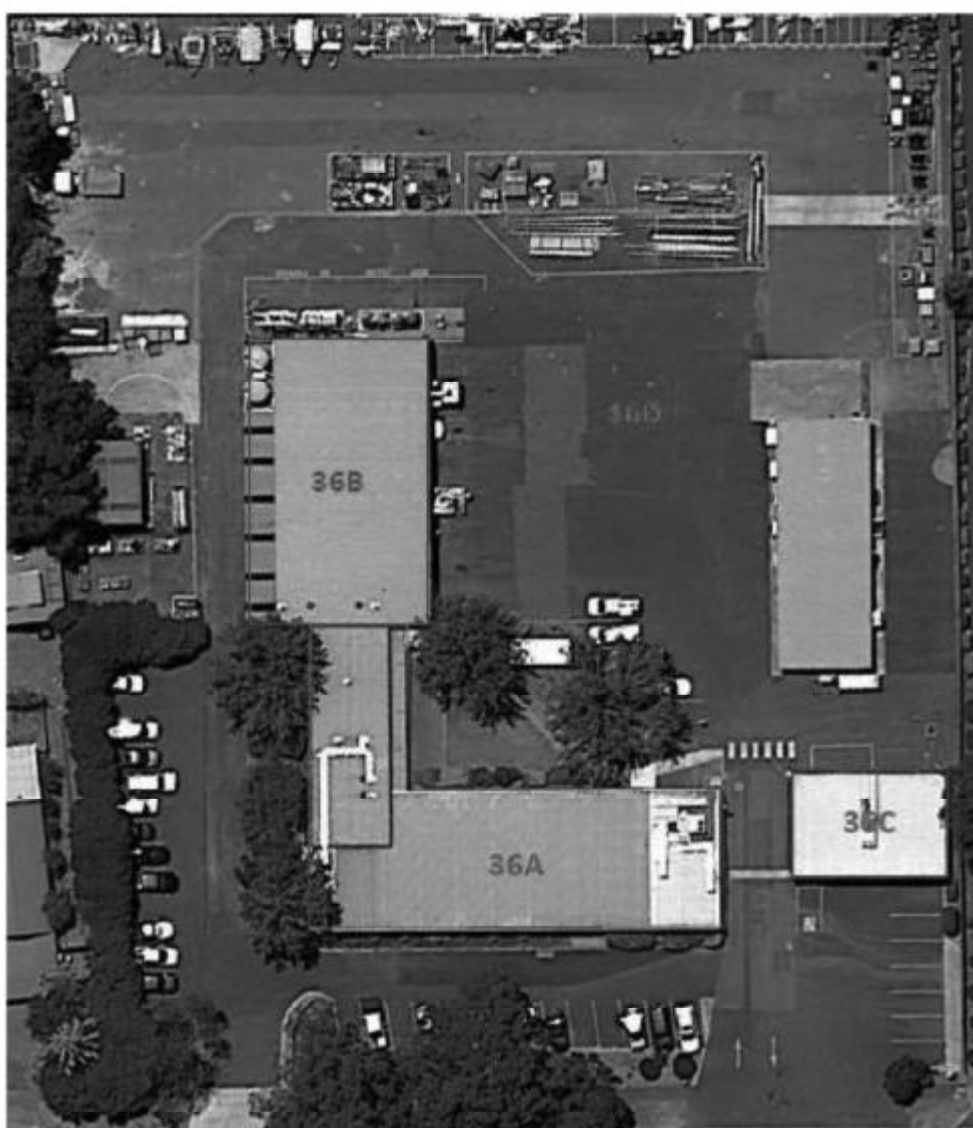
- Upgrade Main Office Building including AC.
- Upgrade Workshop/Store including lighting.
- New roof to Linesmans Office and refurbishment.
- Washbay, undercover EWP parking, Security, Pavements (3,320 sqm), Stormwater, Fencing.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 142,265 |
| Structural | \$ 144,500 |
| Engineering Services | \$ 107,000 |
| Civil Works | \$ 411,715 |
| On Costs | \$ 430,500 |
| Professional Fees | <u>\$ 64,612</u> |
| | \$ 1,300,592 |

MOUNT BARKER

- 36 Mt Barker - 31 Alexandrina Road
- 36A Main Office Building
- 36B Workshop / Store
- 36C Linesman's Office
- 36D External Works



MOUNT BARKER



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|----------------------|-----------------------|
| 36 MT BARKER - 31 ALEXANDRINA ROAD | | |
| 36A | Main Office Building | 180,141.39 |
| 36B | Workshop / Store | 125,741.08 |
| 36C | Linesmans Office | 91,856.56 |
| 36D | External Works | 902,852.81 |
| 36 - MT BARKER - 31 ALEXANDRINA ROAD | | \$1,300,591.84 |
| ESTIMATED TOTAL COST | | \$1,300,591.84 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$142,265.00 |
| S | Structural | \$144,500.00 |
| E | Engineering Services | \$107,000.00 |
| C | Civil Works | \$411,715.00 |
| O | On Costs | \$430,500.00 |
| PF | Professional Fees | \$64,611.84 |
| ESTIMATED TOTAL COST | | \$1,300,591.84 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36A Main Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|-----------|--------------------|
| A Architectural | | | | |
| UF Upper Floors | | | | |
| 78 Replace decking timbers to access ramp | Item | | | 4,685.00 |
| Upper Floors | | | | \$4,685.00 |
| WW Windows | | | | |
| 77 Replace aluminium framed windows | Item | | | 875.00 |
| Windows | | | | \$875.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 7,970.00 |
| Wall Finishes | | | | \$7,970.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 6,500.00 |
| 79 Replace carpet floor finish | Item | | | 8,725.00 |
| Floor Finishes | | | | \$15,225.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 2,750.00 |
| 94 Prepare and paint existing soffit lining | Item | | | 2,600.00 |
| Ceiling Finishes | | | | \$5,350.00 |
| FT Fitments | | | | |
| 42 Replace window blinds | Item | | | 2,000.00 |
| 222 Replace existing cleaners cupboard joinery | Item | | | 1,800.00 |
| Fitments | | | | \$3,800.00 |
| FE Furniture, Fittings & Equipment | | | | |
| 141 Replace existing workstations | Item | | | 22,500.00 |
| Furniture, Fittings & Equipment | | | | \$22,500.00 |
| Architectural | | | | \$60,405.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 1,000.00 |
| External Walls | | | | \$1,000.00 |
| Structural | | | | \$1,000.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 4 | 3,000.00 | 12,000.00 |
| 55 Replace evaporative air conditioning units | No | 2 | 15,000.00 | 30,000.00 |
| 92 Replace ceiling cassette air conditioner | No | 1 | 3,500.00 | 3,500.00 |
| Air Conditioning | | | | \$45,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36A Main Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| LP Electric Light and Power | | | | |
| 96 Allowance to upgrade office lighting | Item | | | 4,500.00 |
| Electric Light and Power | | | | \$4,500.00 |
| Engineering Services | | | | \$50,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 17,000.00 |
| Preliminaries | | | | \$17,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 11,500.00 |
| Contingency | | | | \$11,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 16,400.00 |
| Escalation | | | | \$16,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 14,000.00 |
| Professional Fees | | | | \$14,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 900.00 |
| Statutory Charges | | | | \$900.00 |
| On Costs | | | | \$59,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,936.39 |
| Professional Fees | | | | \$8,936.39 |
| Professional Fees | | | | \$8,936.39 |
| MAIN OFFICE BUILDING | | | | \$180,141.39 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36B Workshop / Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 223 | 75.00 | 16,725.00 |
| Roof | | | | \$16,725.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 287 | 65.00 | 18,655.00 |
| External Walls | | | | \$18,655.00 |
| WW Windows | | | | |
| 95 Replace aluminium framed reinforced windows | Item | | | 13,200.00 |
| Windows | | | | \$13,200.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 800.00 |
| Floor Finishes | | | | \$800.00 |
| FT Fitments | | | | |
| 24 Allowance to upgrade for sundry sanitary fitments including soap dispensers, coat hooks, paper towel dispensers and toilet roll holders etc. | Item | | | 1,050.00 |
| Fitments | | | | \$1,050.00 |
| Architectural | | | | \$50,430.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 92 Replace ceiling cassette air conditioner | No | 1 | 3,500.00 | 3,500.00 |
| Air Conditioning | | | | \$3,500.00 |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 13,500.00 |
| 231 Remove and reinstate photo voltaic panels during roof replacement | Item | | | 10,000.00 |
| Electric Light and Power | | | | \$23,500.00 |
| Engineering Services | | | | \$27,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 12,000.00 |
| Preliminaries | | | | \$12,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 8,000.00 |
| Contingency | | | | \$8,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36B Workshop / Store (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 11,500.00 |
| Escalation | | | | \$11,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 10,000.00 |
| Professional Fees | | | | \$10,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$42,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 6,211.08 |
| Professional Fees | | | | \$6,211.08 |
| Professional Fees | | | | \$6,211.08 |
| WORKSHOP / STORE | | | | \$125,741.08 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36C Linesmans Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 165 | 75.00 | 12,375.00 |
| Roof | | | | \$12,375.00 |
| WF Wall Finishes | | | | |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 4,500.00 |
| Wall Finishes | | | | \$4,500.00 |
| FF Floor Finishes | | | | |
| 79 Replace carpet floor finish | Item | | | 11,055.00 |
| Floor Finishes | | | | \$11,055.00 |
| CF Ceiling Finishes | | | | |
| 206 Prepare and paint existing flush plasterboard ceiling including making good minor cracks | Item | | | 3,500.00 |
| Ceiling Finishes | | | | \$3,500.00 |
| Architectural | | | | \$31,430.00 |
| S Structural | | | | |
| RF Roof | | | | |
| 228 Replace roof framing | Item | | | 25,000.00 |
| Roof | | | | \$25,000.00 |
| Structural | | | | \$25,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 8,500.00 |
| Preliminaries | | | | \$8,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| Locality Loading | | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,000.00 |
| Contingency | | | | \$6,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 8,400.00 |
| Escalation | | | | \$8,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 7,500.00 |
| Professional Fees | | | | \$7,500.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36C Linesmans Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$30,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,526.56 |
| Professional Fees | | | | \$4,526.56 |
| Professional Fees | | | | \$4,526.56 |
| LINESMANS OFFICE | | | | \$91,856.56 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|--|-------|-----------|---------------------|
| S Structural | | | | |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,500.00 |
| | Roof | | | \$3,500.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| | Special Provisions | | | \$115,000.00 |
| | Structural | | | \$118,500.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| | Special Services | | | \$30,000.00 |
| | Engineering Services | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 122 Replace pavement with concrete hardstand | m ² | 1,328 | 150.00 | 199,200.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,992 | 85.00 | 169,320.00 |
| | Roads, Footpaths and Paved Areas | | | \$368,520.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 280 Allowance to take down existing gate and replace with new automatic security gate | No | 2 | 15,000.00 | 30,000.00 |
| | Boundary Walls, Fencing and Gates | | | \$30,000.00 |
| XK External Stormwater Drainage | | | | |
| 56 Demolish, remove and replace 450mm wide concrete spoon drain | m | 67 | 85.00 | 5,695.00 |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 7,500.00 |
| | External Stormwater Drainage | | | \$13,195.00 |
| | Civil Works | | | \$411,715.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 84,500.00 |
| | Preliminaries | | | \$84,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | Excl. |
| | Locality Loading | | | Excl. |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 56,500.00 |
| | Contingency | | | \$56,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

36 MT BARKER - 31 ALEXANDRINA ROAD

36D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 82,100.00 |
| Escalation | | | | \$82,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 70,500.00 |
| Professional Fees | | | | \$70,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 4,100.00 |
| Statutory Charges | | | | \$4,100.00 |
| On Costs | | | | \$297,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 44,937.81 |
| Professional Fees | | | | \$44,937.81 |
| Professional Fees | | | | \$44,937.81 |
| EXTERNAL WORKS | | | | \$902,852.81 |

MOUNT GAMBIER
18 Avey Road

Property Summary:

Excellent location and overall functionality of the site in terms of accessibility, circulation, parking and staff amenity.

Minor refurbishment of accommodation to enhance ageing accommodation through the RCP, and deteriorating pavements.

Principal Improvements and Cost Estimates:

| | |
|---------------------|-------------------|
| Office Building | \$ 12,397 |
| Amenities / Offices | \$ 229,507 |
| Workshop | \$ 357,901 |
| Washdown Bay / Shed | \$ 144,981 |
| Storage Sheds | \$ 4,582 |
| External Works | <u>\$ 515,662</u> |
| | \$ 1,265,030 |

Nature of Works:

- Refurbish Office, including Amenities.
- Replace roof and walls to Workshop plus refurbishment including lighting.
- Washbay, undercover EWP parking, Security, Pavements (1,725 sqm).

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 280,205 |
| Structural | \$ 162,650 |
| Engineering Services | \$ 78,000 |
| Civil Works | \$ 159,500 |
| On Costs | \$ 530,100 |
| Professional Fees | <u>\$ 54,575</u> |
| | \$ 1,265,030 |

MOUNT GAMBIER

- 21 **Mt Gambier - 18 Avey Road**
- 21A Office Building
- 21B Amenities / Offices
- 21C Workshop
- 21D Washdown Bay / Shed
- 21E Storage Sheds
- 21F External Works



MOUNT GAMBER



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---------------------------------------|---------------------|-----------------------|
| 21 MT GAMBIER - 18 AVEY ROAD | | |
| 21A | Office Building | 12,397.34 |
| 21B | Amenities / Offices | 229,506.59 |
| 21C | Workshop | 357,900.54 |
| 21D | Washdown Bay / Shed | 144,981.35 |
| 21E | Storage Sheds | 4,582.20 |
| 21F | External Works | 515,661.88 |
| 21 - MT GAMBIER - 18 AVEY ROAD | | \$1,265,029.90 |
| ESTIMATED TOTAL COST | | \$1,265,029.90 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$280,205.00 |
| S | Structural | \$162,650.00 |
| E | Engineering Services | \$78,000.00 |
| C | Civil Works | \$159,500.00 |
| O | On Costs | \$530,100.00 |
| PF | Professional Fees | \$54,574.90 |
| ESTIMATED TOTAL COST | | \$1,265,029.90 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|-------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,000.00 |
| Wall Finishes | | | | \$2,000.00 |
| FF Floor Finishes | | | | |
| 162 Minor remediation work to flooring and transition strips | Item | | | 500.00 |
| Floor Finishes | | | | \$500.00 |
| CF Ceiling Finishes | | | | |
| 165 Prepare and paint existing flush plasterboard ceiling | Item | | | 750.00 |
| Ceiling Finishes | | | | \$750.00 |
| FT Fitments | | | | |
| 91 Allowance to upgrade sundry fitments | Item | | | 1,500.00 |
| Fitments | | | | \$1,500.00 |
| Architectural | | | | \$4,750.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 53 Replace electric hot water unit | No | 1 | 1,450.00 | 1,450.00 |
| Sanitary Plumbing | | | | \$1,450.00 |
| Engineering Services | | | | \$1,450.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| Preliminaries | | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 1,600.00 |
| Locality Loading | | | | \$1,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,000.00 |
| Contingency | | | | \$1,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,000.00 |
| Escalation | | | | \$1,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,000.00 |
| Professional Fees | | | | \$1,000.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$5,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 497.34 |
| Professional Fees | | | | \$497.34 |
| Professional Fees | | | | \$497.34 |
| OFFICE BUILDING | | | | \$12,397.34 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21B Amenities / Offices

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| CF Ceiling Finishes | | | | |
| 131 Replace water damaged ceiling tiles | Item | | | 1,000.00 |
| Ceiling Finishes | | | | \$1,000.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 75 | 100.00 | 7,500.00 |
| Alterations and Renovations | | | | \$7,500.00 |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 25 | 2,200.00 | 55,000.00 |
| 166 Allowance for changeroom fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 50 | 1,200.00 | 60,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Architectural | | | | \$123,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 19,000.00 |
| Preliminaries | | | | \$19,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 29,900.00 |
| Locality Loading | | | | \$29,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 12,500.00 |
| Contingency | | | | \$12,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 18,200.00 |
| Escalation | | | | \$18,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 15,500.00 |
| Professional Fees | | | | \$15,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,000.00 |
| Statutory Charges | | | | \$1,000.00 |
| On Costs | | | | \$96,100.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21B Amenities / Offices (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 9,906.59 |
| <i>Professional Fees</i> | | | | \$9,906.59 |
| <i>Professional Fees</i> | | | | \$9,906.59 |
| AMENITIES / OFFICES | | | | \$229,506.59 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21C Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 120 | 65.00 | 7,800.00 |
| 51 Replace existing metal deck roof sheeting including insulation | m ² | 720 | 75.00 | 54,000.00 |
| Roof | | | | \$61,800.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 325 | 65.00 | 21,125.00 |
| External Walls | | | | \$21,125.00 |
| ED External Doors | | | | |
| 71 Replace roller door | Item | | | 5,000.00 |
| External Doors | | | | \$5,000.00 |
| WF Wall Finishes | | | | |
| 169 Replace MDF wall linings | m ² | 50 | 65.00 | 3,250.00 |
| Wall Finishes | | | | \$3,250.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 12,500.00 |
| 91 Allowance to upgrade sundry fitments | Item | | | 10,000.00 |
| 157 Replace statutory signage | Item | | | 1,500.00 |
| 167 Replace welding bay PVC protection screen | Item | | | 5,000.00 |
| Fitments | | | | \$29,000.00 |
| Architectural | | | | \$120,175.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 5,000.00 |
| Substructure | | | | \$5,000.00 |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 8,500.00 |
| Columns | | | | \$8,500.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 21,000.00 |
| Roof | | | | \$21,000.00 |
| FT Fitments | | | | |
| 170 No allowance for works to workshop lift/hoist | Note | | | Excl. |
| Fitments | | | | Excl. |
| Structural | | | | \$34,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 168 Replace fume extraction fan and ductwork | Item | | | 3,250.00 |
| Air Conditioning | | | | \$3,250.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21C Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 35,000.00 |
| Electric Light and Power | | | | \$35,000.00 |
| Engineering Services | | | | \$38,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 29,000.00 |
| Preliminaries | | | | \$29,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 46,700.00 |
| Locality Loading | | | | \$46,700.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 19,500.00 |
| Contingency | | | | \$19,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 28,300.00 |
| Escalation | | | | \$28,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 24,500.00 |
| Professional Fees | | | | \$24,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,500.00 |
| Statutory Charges | | | | \$1,500.00 |
| On Costs | | | | \$149,500.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 15,475.54 |
| Professional Fees | | | | \$15,475.54 |
| Professional Fees | | | | \$15,475.54 |
| WORKSHOP | | | | \$357,900.54 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21D Washdown Bay / Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 40 | 75.00 | 3,000.00 |
| 172 Replace damaged downpipe | Item | | | 500.00 |
| Roof | | | | \$3,500.00 |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 23 | 65.00 | 1,495.00 |
| External Walls | | | | \$1,495.00 |
| Architectural | | | | \$4,995.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 1,500.00 |
| Substructure | | | | \$1,500.00 |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 2,250.00 |
| Columns | | | | \$2,250.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,500.00 |
| Roof | | | | \$3,500.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$72,250.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 54 Replace water pump | No | 1 | 500.00 | 500.00 |
| Sanitary Plumbing | | | | \$500.00 |
| Engineering Services | | | | \$500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 12,000.00 |
| Preliminaries | | | | \$12,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 18,900.00 |
| Locality Loading | | | | \$18,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 8,000.00 |
| Contingency | | | | \$8,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21D Washdown Bay / Shed (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 11,500.00 |
| Escalation | | | | \$11,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 10,000.00 |
| Professional Fees | | | | \$10,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$61,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 6,236.35 |
| Professional Fees | | | | \$6,236.35 |
| Professional Fees | | | | \$6,236.35 |
| WASHDOWN BAY / SHED | | | | \$144,981.35 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21E Storage Sheds

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|-------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 4 | 65.00 | 260.00 |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 15 | 75.00 | 1,125.00 |
| Roof | | | | \$1,385.00 |
| ED External Doors | | | | |
| 156 Replace door hardware | Item | | | 150.00 |
| External Doors | | | | \$150.00 |
| FT Fitments | | | | |
| 157 Replace statutory signage | Item | | | 300.00 |
| Fitments | | | | \$300.00 |
| Architectural | | | | \$1,835.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 500.00 |
| Preliminaries | | | | \$500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 600.00 |
| Locality Loading | | | | \$600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| Contingency | | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 400.00 |
| Escalation | | | | \$400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 500.00 |
| Professional Fees | | | | \$500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$2,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 147.20 |
| Professional Fees | | | | \$147.20 |
| Professional Fees | | | | \$147.20 |
| STORAGE SHEDS | | | | \$4,582.20 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21F External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 33 Replace translucent roof sheeting | m ² | 60 | 65.00 | 3,900.00 |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 90 | 75.00 | 6,750.00 |
| 172 Replace damaged downpipe | Item | | | 4,500.00 |
| Roof | | | | \$15,150.00 |
| EW External Walls | | | | |
| 175 Repaint timber batten screen | Item | | | 300.00 |
| External Walls | | | | \$300.00 |
| WF Wall Finishes | | | | |
| 176 Prepare and paint external fascia's, gutters and doors | Item | | | 1,750.00 |
| Wall Finishes | | | | \$1,750.00 |
| CF Ceiling Finishes | | | | |
| 94 Prepare and paint existing soffit lining | Item | | | 1,500.00 |
| Ceiling Finishes | | | | \$1,500.00 |
| FT Fitments | | | | |
| 91 Allowance to upgrade sundry fitments | Item | | | 2,500.00 |
| 139 Replace existing fitments to washdown bay | Item | | | 750.00 |
| 157 Replace statutory signage | Item | | | 2,250.00 |
| Fitments | | | | \$5,500.00 |
| XB Outbuildings and Covered Ways | | | | |
| 177 Repaint existing timber framed pergola and window awnings | Item | | | 750.00 |
| Outbuildings and Covered Ways | | | | \$750.00 |
| Architectural | | | | \$24,950.00 |
| S Structural | | | | |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 2,650.00 |
| Columns | | | | \$2,650.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,250.00 |
| Roof | | | | \$3,250.00 |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$55,900.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 54 Replace water pump | No | 1 | 500.00 | 500.00 |
| Sanitary Plumbing | | | | \$500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21F External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|-------|---------------------|
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 5,500.00 |
| 161 Replace existing building perimeter lighting | Item | | | 1,800.00 |
| Electric Light and Power | | | | \$7,300.00 |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$37,800.00 |
| C Civil Works | | | | |
| SE Special Equipment | | | | |
| 174 Demolish existing crane hoist/lift including removal of debris from site | Item | | | 1,500.00 |
| Special Equipment | | | | \$1,500.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,725 | 85.00 | 146,625.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 5,750.00 |
| Roads, Footpaths and Paved Areas | | | | \$152,375.00 |
| XK External Stormwater Drainage | | | | |
| 173 Allowance for remediation works to 450mm wide concrete spoon drains | m | 75 | 35.00 | 2,625.00 |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 3,000.00 |
| External Stormwater Drainage | | | | \$5,625.00 |
| Civil Works | | | | \$159,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 42,000.00 |
| Preliminaries | | | | \$42,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 67,300.00 |
| Locality Loading | | | | \$67,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 28,000.00 |
| Contingency | | | | \$28,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 40,800.00 |
| Escalation | | | | \$40,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 35,000.00 |
| Professional Fees | | | | \$35,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

21 MT GAMBIER - 18 AVEY ROAD

21F External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,100.00 |
| Statutory Charges | | | | \$2,100.00 |
| On Costs | | | | \$215,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 22,311.88 |
| Professional Fees | | | | \$22,311.88 |
| Professional Fees | | | | \$22,311.88 |
| EXTERNAL WORKS | | | | \$515,661.88 |

MURRAY BRIDGE
16-18 Willow Avenue

Property Summary:

Good location for Depot function within township boundaries and beyond through the Lower Murray region.

Minor building works necessary through the RCE, with pavements currently approaching obsolescence.

Overall functionality could be improved with the integration of adjoining owned land into the main site.

Principal Improvements and Cost Estimates:

| | |
|------------------------|-------------------|
| Office Building | \$ 98,333 |
| Workshop / Offices | \$ 171,262 |
| Transportable Building | \$ 0 |
| External works | <u>\$ 732,202</u> |
| | \$ 1,001,797 |

Nature of Works:

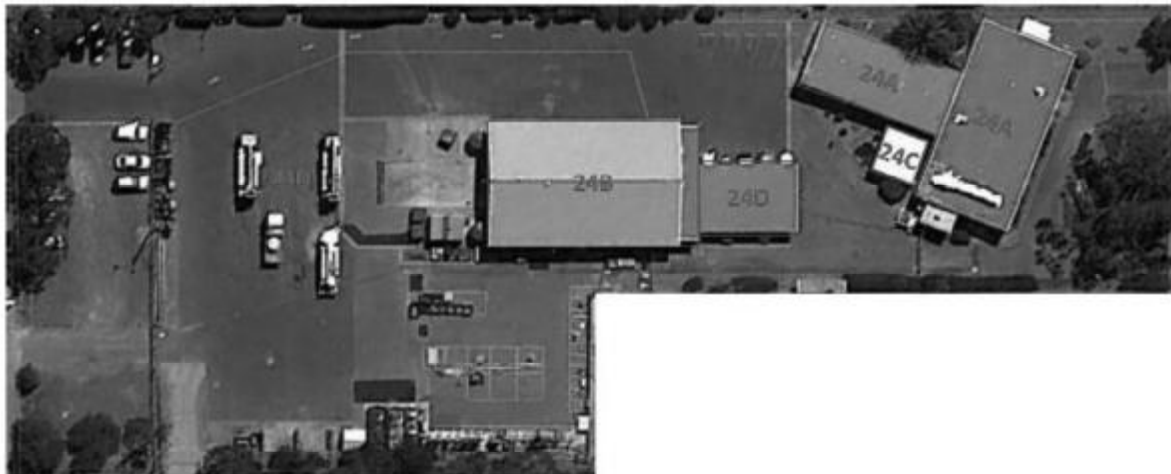
- Lunchroom fitout.
- Replacement wall cladding to Workshop/Offices.
- Washbay, undercover EWP parking, Security, Pavements (1,100 sqm), Fencing, Stormwater drainage upgrade.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 165,675 |
| Structural | \$ 125,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 282,350 |
| On Costs | \$ 350,400 |
| Professional Fees | <u>\$ 48,372</u> |
| | \$ 1 001,797 |

MURRAY BRIDGE

- 24 Murray Bridge - 16-18 Willow Avenue
- 24A Office Building
- 24B Workshop / Offices
- 24C Transportable Building
- 24D External Works



MURRAY BRIDGE



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|------------------------|-----------------------|
| 24 MURRAY BRIDGE - 16-18 WILLOW AVENUE | | |
| 24A | Office Building | 98,332.71 |
| 24B | Workshop / Offices | 171,262.18 |
| 24C | Transportable Building | Excl. |
| 24D | External Works | 732,201.97 |
| 24 - MURRAY BRIDGE - 16-18 WILLOW AVENUE | | \$1,001,796.86 |
| ESTIMATED TOTAL COST | | \$1,001,796.86 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$165,675.00 |
| S | Structural | \$125,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$282,350.00 |
| O | On Costs | \$350,400.00 |
| PF | Professional Fees | \$48,371.86 |
| ESTIMATED TOTAL COST | | \$1,001,796.86 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| CF Ceiling Finishes | | | | |
| 131 Replace water damaged ceiling tiles | Item | | | 500.00 |
| Ceiling Finishes | | | | \$500.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 45 | 100.00 | 4,500.00 |
| Alterations and Renovations | | | | \$4,500.00 |
| YY Special Provisions | | | | |
| 132 Allowance for lunchroom fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 45 | 1,200.00 | 54,000.00 |
| Special Provisions | | | | \$54,000.00 |
| Architectural | | | | \$59,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 9,000.00 |
| Preliminaries | | | | \$9,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 2,900.00 |
| Locality Loading | | | | \$2,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,000.00 |
| Contingency | | | | \$6,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 8,700.00 |
| Escalation | | | | \$8,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 7,500.00 |
| Professional Fees | | | | \$7,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$34,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,732.71 |
| Professional Fees | | | | \$4,732.71 |
| Professional Fees | | | | \$4,732.71 |
| OFFICE BUILDING | | | | \$98,332.71 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24B Workshop / Offices

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 60 Replace sheet metal wall cladding including insulation | m ² | 450 | 65.00 | 29,250.00 |
| External Walls | | | | \$29,250.00 |
| WW Windows | | | | |
| 133 Replace existing aluminium framed windows with translucent wall cladding | Item | | | 4,500.00 |
| Windows | | | | \$4,500.00 |
| FT Fitments | | | | |
| 91 Allowance to upgrade sundry fitments | Item | | | 2,500.00 |
| 157 Replace statutory signage | Item | | | 750.00 |
| Fitments | | | | \$3,250.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 60 | 100.00 | 6,000.00 |
| Alterations and Renovations | | | | \$6,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 60 | 1,000.00 | 60,000.00 |
| Special Provisions | | | | \$60,000.00 |
| Architectural | | | | \$103,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 15,500.00 |
| Preliminaries | | | | \$15,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 5,000.00 |
| Locality Loading | | | | \$5,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 10,500.00 |
| Contingency | | | | \$10,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 15,200.00 |
| Escalation | | | | \$15,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 13,000.00 |
| Professional Fees | | | | \$13,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24B Workshop / Offices (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 800.00 |
| Statutory Charges | | | | \$800.00 |
| On Costs | | | | \$60,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,262.18 |
| Professional Fees | | | | \$8,262.18 |
| Professional Fees | | | | \$8,262.18 |
| WORKSHOP / OFFICES | | | | \$171,262.18 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24C Transportable Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 115 No allowance for capital works to this building | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| TRANSPORTABLE BUILDING | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|--------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 39 | 75.00 | 2,925.00 |
| Roof | | | | \$2,925.00 |
| FT Fitments | | | | |
| 139 Replace existing fitments to washdown bay | Item | | | 750.00 |
| Fitments | | | | \$750.00 |
| Architectural | | | | \$3,675.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 10,000.00 |
| Substructure | | | | \$10,000.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$125,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,100 | 85.00 | 93,500.00 |
| 25 Allowance for crack remediation in concrete pavement | Item | | | 7,500.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$102,500.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 498 | 350.00 | 174,300.00 |
| 80 Barbed cyclone wire to existing chainmesh fence | Item | | | 2,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$176,800.00 |
| XK External Stormwater Drainage | | | | |
| 173 Allowance for remediation works to 450mm wide concrete spoon drains | m | 30 | 35.00 | 1,050.00 |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 2,000.00 |
| External Stormwater Drainage | | | | \$3,050.00 |
| Civil Works | | | | \$282,350.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

24 MURRAY BRIDGE - 16-18 WILLOW AVENUE

24D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 66,500.00 |
| Preliminaries | | | | \$66,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 21,300.00 |
| Locality Loading | | | | \$21,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 44,500.00 |
| Contingency | | | | \$44,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 64,700.00 |
| Escalation | | | | \$64,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 55,500.00 |
| Professional Fees | | | | \$55,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,300.00 |
| Statutory Charges | | | | \$3,300.00 |
| On Costs | | | | \$255,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 35,376.97 |
| Professional Fees | | | | \$35,376.97 |
| Professional Fees | | | | \$35,376.97 |
| EXTERNAL WORKS | | | | \$732,201.97 |

NARACORTE
99 Cedar Avenue

Property Summary:

Depot facility with acceptable overall functionality in terms of suitability of use, access, parking and circulation. Buildings, including outbuildings, are dated but functional. Pavements deteriorating over time.

Principal Improvements and Cost Estimates:

| | |
|---------------------|-------------------|
| Office Building | \$ 10,201 |
| Lunchroom / Offices | \$ 168,859 |
| Garage / Workshop | \$ 49,880 |
| Storage Sheds | \$ 32,694 |
| External Works | <u>\$ 805,294</u> |
| | \$ 1,066,928 |

Nature of Works:

- New fitout to Lunchroom/Offices.
- Refurbish Garage/Workshop and Storage Sheds.
- Washbay, undercover EWP parking, perimeter Lighting, Security, Pavements (1,850 sqm), Fencing, Stormwater drainage.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 141,000 |
| Structural | \$ 125,750 |
| Engineering Services | \$ 48,800 |
| Civil Works | \$ 258,250 |
| On Costs | \$ 447,100 |
| Professional Fees | <u>\$ 46,028</u> |
| | \$ 1,066,928 |

NARACORTE

| | |
|-----|------------------------------|
| 22 | Naracoorte - 99 Cedar Avenue |
| 22A | Office Building |
| 22B | Lunchroom / Offices |
| 22C | Garage / Workshop |
| 22D | Storage Sheds |
| 22E | External Works |



NARACORTE



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|---------------------|------------------------------|
| 22 NARACORTE - 99 CEDAR AVENUE | | |
| 22A | Office Building | 10,201.08 |
| 22B | Lunchroom / Offices | 168,859.49 |
| 22C | Garage / Workshop | 49,879.72 |
| 22D | Storage Sheds | 32,693.61 |
| 22E | External Works | 805,293.65 |
| 22 - NARACORTE - 99 CEDAR AVENUE | | <u>\$1,066,927.55</u> |
| ESTIMATED TOTAL COST | | <u>\$1,066,927.55</u> |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$141,000.00 |
| S | Structural | \$125,750.00 |
| E | Engineering Services | \$48,800.00 |
| C | Civil Works | \$258,250.00 |
| O | On Costs | \$447,100.00 |
| PF | Professional Fees | \$46,027.55 |
| ESTIMATED TOTAL COST | | \$1,066,927.55 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,000.00 |
| Wall Finishes | | | | \$2,000.00 |
| Architectural | | | | \$2,000.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 1 | 3,000.00 | 3,000.00 |
| Air Conditioning | | | | \$3,000.00 |
| Engineering Services | | | | \$3,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| Preliminaries | | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 1,300.00 |
| Locality Loading | | | | \$1,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| Contingency | | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 900.00 |
| Escalation | | | | \$900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,000.00 |
| Professional Fees | | | | \$1,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$4,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 401.08 |
| Professional Fees | | | | \$401.08 |
| Professional Fees | | | | \$401.08 |
| OFFICE BUILDING | | | | \$10,201.08 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22B Lunchroom / Offices

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 75 | 100.00 | 7,500.00 |
| Alterations and Renovations | | | | \$7,500.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 35 | 1,000.00 | 35,000.00 |
| 132 Allowance for lunchroom fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 40 | 1,200.00 | 48,000.00 |
| Special Provisions | | | | \$83,000.00 |
| Architectural | | | | \$90,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 14,000.00 |
| Preliminaries | | | | \$14,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 22,000.00 |
| Locality Loading | | | | \$22,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 9,500.00 |
| Contingency | | | | \$9,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 13,400.00 |
| Escalation | | | | \$13,400.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 11,500.00 |
| Professional Fees | | | | \$11,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 700.00 |
| Statutory Charges | | | | \$700.00 |
| On Costs | | | | \$71,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 7,259.49 |
| Professional Fees | | | | \$7,259.49 |
| Professional Fees | | | | \$7,259.49 |
| LUNCHROOM / OFFICES | | | | \$168,859.49 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22C Garage / Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 6,000.00 |
| Wall Finishes | | | | \$6,000.00 |
| FT Fitments | | | | |
| 41 Replace existing joinery | Item | | | 9,500.00 |
| 91 Allowance to upgrade sundry fitments | Item | | | 4,500.00 |
| Fitments | | | | \$14,000.00 |
| Architectural | | | | \$20,000.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 3,250.00 |
| Substructure | | | | \$3,250.00 |
| Structural | | | | \$3,250.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 3,300.00 |
| Electric Light and Power | | | | \$3,300.00 |
| Engineering Services | | | | \$3,300.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 6,500.00 |
| Locality Loading | | | | \$6,500.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| Contingency | | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,000.00 |
| Escalation | | | | \$4,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22C Garage / Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$21,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,129.72 |
| Professional Fees | | | | \$2,129.72 |
| Professional Fees | | | | \$2,129.72 |
| GARAGE / WORKSHOP | | | | \$49,879.72 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22D Storage Sheds

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|-------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 20 | 75.00 | 1,500.00 |
| Roof | | | | \$1,500.00 |
| EW External Walls | | | | |
| 63 Replace damaged cladding | Item | | | 2,500.00 |
| External Walls | | | | \$2,500.00 |
| ED External Doors | | | | |
| 156 Replace door hardware | Item | | | 750.00 |
| External Doors | | | | \$750.00 |
| FT Fitments | | | | |
| 91 Allowance to upgrade sundry fitments | Item | | | 3,000.00 |
| 157 Replace statutory signage | Item | | | 500.00 |
| Fitments | | | | \$3,500.00 |
| Architectural | | | | \$8,250.00 |
| C Civil Works | | | | |
| XK External Stormwater Drainage | | | | |
| 155 Allowance for stormwater reticulation and connection to existing infrastructure | Item | | | 8,500.00 |
| External Stormwater Drainage | | | | \$8,500.00 |
| Civil Works | | | | \$8,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 4,300.00 |
| Locality Loading | | | | \$4,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,600.00 |
| Escalation | | | | \$2,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22D Storage Sheds (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$14,600.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,343.61 |
| Professional Fees | | | | \$1,343.61 |
| Professional Fees | | | | \$1,343.61 |
| STORAGE SHEDS | | | | \$32,693.61 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|-------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 40 | 75.00 | 3,000.00 |
| Roof | | | | \$3,000.00 |
| WF Wall Finishes | | | | |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 10,500.00 |
| Wall Finishes | | | | \$10,500.00 |
| CF Ceiling Finishes | | | | |
| 94 Prepare and paint existing soffit lining | Item | | | 3,500.00 |
| Ceiling Finishes | | | | \$3,500.00 |
| FT Fitments | | | | |
| 139 Replace existing fitments to washdown bay | Item | | | 750.00 |
| 158 Replace enclosure to high pressure washer unit | Item | | | 2,500.00 |
| Fitments | | | | \$3,250.00 |
| Architectural | | | | \$20,250.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 2,000.00 |
| Substructure | | | | \$2,000.00 |
| CL Columns | | | | |
| 34 Treat column corrosion and repaint | Item | | | 2,500.00 |
| Columns | | | | \$2,500.00 |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,000.00 |
| Roof | | | | \$3,000.00 |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$122,500.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 161 Replace existing building perimeter lighting | Item | | | 12,500.00 |
| Electric Light and Power | | | | \$12,500.00 |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$42,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-------|--------|---------------------|
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 850 | 85.00 | 72,250.00 |
| 160 Replace full depth asphalt pavement suffering severe tree root damage | m ² | 1,000 | 95.00 | 95,000.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,500.00 |
| 159 Allowance to take up and remove existing tiled footpath and replace with new | Item | | | 3,000.00 |
| Roads, Footpaths and Paved Areas | | | | \$171,750.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 235 | 200.00 | 47,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 75 | 350.00 | 26,250.00 |
| 80 Barbed cyclone wire to existing chainmesh fence | Item | | | 1,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$74,750.00 |
| XK External Stormwater Drainage | | | | |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 3,250.00 |
| External Stormwater Drainage | | | | \$3,250.00 |
| Civil Works | | | | \$249,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 65,500.00 |
| Preliminaries | | | | \$65,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 105,000.00 |
| Locality Loading | | | | \$105,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 43,500.00 |
| Contingency | | | | \$43,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 63,700.00 |
| Escalation | | | | \$63,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 54,500.00 |
| Professional Fees | | | | \$54,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,200.00 |
| Statutory Charges | | | | \$3,200.00 |
| On Costs | | | | \$335,400.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

22 NARACORTE - 99 CEDAR AVENUE

22E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 34,893.65 |
| <i>Professional Fees</i> | | | | \$34,893.65 |
| <i>Professional Fees</i> | | | | \$34,893.65 |
| EXTERNAL WORKS | | | | \$805,293.65 |

**NURIOOTPA
6 Francis Street**

Property Summary:

The existing Depot in Francis Street East is poorly located for local and regional access through the Barossa and northern metropolitan growth areas. It offers obsolete improvements and compromised site circulation which do not reflect SAPN's *Future Operating Model 2013-2028* nor deliver contemporary supply restoration or project services.

The Administration building has a number of structural issues, is poorly configured and has amenities that are in general poor/obsolete condition requiring extensive upgrade work.

This property will be vacated and sold.

A new modern "medium-sized" Depot facility is to be built within the current RCP on vacant land in Angaston to comply with building codes, WH&S requirements and environmental standards, and provide relevant and effective services through the Barossa Valley.

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

**PORT AUGUSTA
12 Chapel Street**

Property Summary:

Poor location in terms of accessibility however overall functionality and building condition is adequate, albeit dated, and does not warrant relocation.

Refurbishment necessary to meet compliance conditions.

Principal Improvements and Cost Estimates:

| | |
|------------------|-------------------|
| Office Building | \$ 1,520,033 |
| Tenant Office | \$ 115,881 |
| Garage / Store | \$ 67 510 |
| Storage Shed | \$ 0 |
| Carport | \$ 0 |
| Workshop / Store | \$ 35,354 |
| Wash Bay | \$ 121,114 |
| External Works | <u>\$ 152,461</u> |
| | \$ 2,012,353 |

Nature of Works:

- Refurbish Office Building including new fitout and amenities.
- Upgrade Tenant Office.
- Upgrade Garage/Store including asbestos removal and lighting.
- Replacement Shed, Washbay, undercover EWP parking, Security.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 880,300 |
| Structural | \$ 133,750 |
| Engineering Services | \$ 68,150 |
| Civil Works | \$ 1,800 |
| On Costs | \$ 841,400 |
| Professional Fees | <u>\$ 86,953</u> |
| | \$ 2,012,353 |

PORT AUGUSTA

| | |
|-----------|---------------------------------------|
| 28 | Port August - 12 Chapel Street |
| 28A | Office Building |
| 28B | Tenant Office |
| 28C | Garage / Store |
| 28D | Storage Shed |
| 28E | Carport |
| 28F | Workshop / Store |
| 28G | External Works |



PORT AUGUSTA



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--|------------------|-----------------------|
| 28 PT AUGUSTA - PT 12 CHAPEL STREET | | |
| 28A | Office Building | 1,520,032.72 |
| 28B | Tenant Office | 115,881.38 |
| 28C | Garage / Store | 67,509.68 |
| 28D | Storage Shed | Excl. |
| 28E | Carport | Excl. |
| 28F | Workshop / Store | 35,354.04 |
| 28G | Wash bay | 121,114.00 |
| 28H | External Works | 152,461.62 |
| 28 - PT AUGUSTA - PT 12 CHAPEL STREET | | \$2,012,353.44 |
| ESTIMATED TOTAL COST | | \$2,012,353.44 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$880,300.00 |
| S | Structural | \$133,750.00 |
| E | Engineering Services | \$68,150.00 |
| C | Civil Works | \$1,800.00 |
| O | On Costs | \$841,400.00 |
| PF | Professional Fees | \$86,953.44 |
| ESTIMATED TOTAL COST | | \$2,012,353.44 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| WW Windows | | | | |
| 77 Replace aluminium framed windows | Item | | | 37,500.00 |
| Windows | | | | \$37,500.00 |
| ED External Doors | | | | |
| 178 Replace pair of glazed doors including frame and hardware | No | 1 | 3,500.00 | 3,500.00 |
| External Doors | | | | \$3,500.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 627 | 100.00 | 62,700.00 |
| Alterations and Renovations | | | | \$62,700.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 552 | 1,000.00 | 552,000.00 |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 75 | 2,200.00 | 165,000.00 |
| Special Provisions | | | | \$717,000.00 |
| Architectural | | | | \$820,700.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 123,500.00 |
| Preliminaries | | | | \$123,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 198,300.00 |
| Locality Loading | | | | \$198,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 82,500.00 |
| Contingency | | | | \$82,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 120,200.00 |
| Escalation | | | | \$120,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 103,000.00 |
| Professional Fees | | | | \$103,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 6,000.00 |
| Statutory Charges | | | | \$6,000.00 |
| On Costs | | | | \$633,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|-----------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 65,832.72 |
| Professional Fees | | | | \$65,832.72 |
| Professional Fees | | | | \$65,832.72 |
| OFFICE BUILDING | | | | \$1,520,032.72 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28B Tenant Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|----------|--------------------|
| A Architectural | | | | |
| ED External Doors | | | | |
| 178 Replace pair of glazed doors including frame and hardware | No | 1 | 3,500.00 | 3,500.00 |
| External Doors | | | | \$3,500.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 5,000.00 |
| Wall Finishes | | | | \$5,000.00 |
| FF Floor Finishes | | | | |
| 27 Replace vinyl floor finish | Item | | | 2,850.00 |
| 79 Replace carpet floor finish | Item | | | 16,500.00 |
| Floor Finishes | | | | \$19,350.00 |
| FT Fitments | | | | |
| 42 Replace window blinds | Item | | | 12,500.00 |
| 180 Replace existing joinery to Kitchen | Item | | | 4,250.00 |
| Fitments | | | | \$16,750.00 |
| Architectural | | | | \$44,600.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 62 Replace chilled boiling water unit | Item | | | 4,500.00 |
| Sanitary Plumbing | | | | \$4,500.00 |
| LP Electric Light and Power | | | | |
| 96 Allowance to upgrade office lighting | Item | | | 11,500.00 |
| Electric Light and Power | | | | \$11,500.00 |
| AR Alterations and Renovations | | | | |
| 179 Allowance to remove existing air conditioning unit including make good of wall | Item | | | 1,500.00 |
| Alterations and Renovations | | | | \$1,500.00 |
| Engineering Services | | | | \$17,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 9,500.00 |
| Preliminaries | | | | \$9,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 15,100.00 |
| Locality Loading | | | | \$15,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28B Tenant Office (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,200.00 |
| Escalation | | | | \$9,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,000.00 |
| Professional Fees | | | | \$8,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$48,800.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,981.38 |
| Professional Fees | | | | \$4,981.38 |
| Professional Fees | | | | \$4,981.38 |
| TENANT OFFICE | | | | \$115,881.38 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28C Garage / Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,500.00 |
| Wall Finishes | | | | \$2,500.00 |
| CF Ceiling Finishes | | | | |
| 219 Replace existing insulation | m² | 100 | 25.00 | 2,500.00 |
| Ceiling Finishes | | | | \$2,500.00 |
| AR Alterations and Renovations | | | | |
| 11 Allowance for asbestos removal air monitoring and remove material from site - Asbestos register pending | Item | | | 10,000.00 |
| Alterations and Renovations | | | | \$10,000.00 |
| Architectural | | | | \$15,000.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 13 Disconnect and remove existing handbasin to Washdown Bay including removal of material from site | No | 1 | 150.00 | 150.00 |
| 15 Handbasin to truck Storage Shed including all associated plumbing and connections | No | 1 | 3,500.00 | 3,500.00 |
| Sanitary Plumbing | | | | \$3,650.00 |
| LP Electric Light and Power | | | | |
| 12 Disconnect and remove existing lighting to Washdown Bay including removal of material from site | Item | | | 8,500.00 |
| 57 Allowance to upgrade high bay lighting including sensors | Item | | | 8,500.00 |
| Electric Light and Power | | | | \$17,000.00 |
| Engineering Services | | | | \$20,650.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,500.00 |
| Preliminaries | | | | \$5,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 8,800.00 |
| Locality Loading | | | | \$8,800.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,000.00 |
| Contingency | | | | \$4,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 5,400.00 |
| Escalation | | | | \$5,400.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28C Garage / Store (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 5,000.00 |
| Professional Fees | | | | \$5,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$29,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,859.68 |
| Professional Fees | | | | \$2,859.68 |
| Professional Fees | | | | \$2,859.68 |
| GARAGE / STORE | | | | \$67,509.68 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET
28D Storage Shed

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|---|--|------|-----|------|--------------|
| A Architectural | | | | | |
| XB Outbuildings and Covered Ways | | | | | |
| 282 | No allowance for works to Storage Shed | | | Note | Excl. |
| | Outbuildings and Covered Ways | | | | Excl. |
| | Architectural | | | | Excl. |
| | STORAGE SHED | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28E Carport

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|------|-----|------|--------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 220 No allowance for works to existing carport | Note | | | Excl. |
| Outbuildings and Covered Ways | | | | Excl. |
| Structural | | | | Excl. |
| CARPORT | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28F Workshop / Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 50 Replace storage shed | m ² | 75 | 250.00 | 18,750.00 |
| Outbuildings and Covered Ways | | | | \$18,750.00 |
| Structural | | | | \$18,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 3,000.00 |
| Preliminaries | | | | \$3,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 4,600.00 |
| Locality Loading | | | | \$4,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,000.00 |
| Contingency | | | | \$2,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,800.00 |
| Escalation | | | | \$2,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,500.00 |
| Professional Fees | | | | \$2,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$15,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,504.04 |
| Professional Fees | | | | \$1,504.04 |
| Professional Fees | | | | \$1,504.04 |
| WORKSHOP / STORE | | | | \$35,354.04 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28G Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 15,800.00 |
| Locality Loading | | | | \$15,800.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$50,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$121,114.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28H External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 31 Allowance for line marking to asphalt pavement | Item | | | 1,800.00 |
| Roads, Footpaths and Paved Areas | | | | \$1,800.00 |
| Civil Works | | | | \$1,800.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 12,500.00 |
| Preliminaries | | | | \$12,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 19,900.00 |
| Locality Loading | | | | \$19,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 8,500.00 |
| Contingency | | | | \$8,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 12,100.00 |
| Escalation | | | | \$12,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 10,500.00 |
| Professional Fees | | | | \$10,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$64,100.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

28 PT AUGUSTA - PT 12 CHAPEL STREET

28H External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 6,561.62 |
| Professional Fees | | | | \$6,561.62 |
| Professional Fees | | | | \$6,561.62 |
| EXTERNAL WORKS | | | | \$152,461.62 |

PORT LINCOLN
Bel Aire Drive

Property Summary:

Suitably located within the township for access and amenity, the Depot site has been historically congested but recently relieved with the acquisition and development of adjoining land.

Industrial building improvements are dated and other improvements are in reasonable condition overall and could be refurbished.

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Office Building | \$ 103,251 |
| Workshop/Store | \$ 53,836 |
| Garage | \$ 0 |
| Storage Shed | \$ 7,781 |
| Toilet block | \$ 86,429 |
| Wash Bay | \$ 126,414 |
| External Works | <u>\$ 940,995</u> |
| | \$ 1,318,706 |

Nature of Works:

- Paint internal and external walls, replace floor finishes in the Office building.
- Demolition of existing fitout within the Workshop/Store, including the server room. Replacement of insulation, airconditioning and lighting upgrade.
- Replacement of roof and gutters to the Storage Shed.
- Refurbishment of Toilet block.
- New Wash Bay.
- External Works to include undercover EWP parking, pavements and line marking, and replacement wire to gates.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 118,500 |
| Structural | \$ 115,000 |
| Engineering Services | \$ 39,250 |
| Civil Works | \$ 406,750 |
| On Costs | \$ 584,700 |
| Professional Fees | <u>\$ 54,506</u> |
| | \$ 1,318,706 |

29 Port Lincoln - Bel Aire Drive

- 29A Office Building
- 29B Workshop / Store
- 29C Garage
- 29D Storage Shed
- 29E Toilet Block
- 29F External Works





SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|------------------|-----------------------|
| 29 PT LINCOLN - BEL AIRE DRIVE | | |
| 29A | Office Building | 103,251.42 |
| 29B | Workshop / Store | 53,835.87 |
| 29C | Garage | Excl. |
| 29D | Storage Shed | 7,780.76 |
| 29E | Toilet Block | 86,429.48 |
| 29F | Wash bay | 126,414.00 |
| 29G | External Works | 940,994.82 |
| 29 - PT LINCOLN - BEL AIRE DRIVE | | \$1,318,706.35 |
| ESTIMATED TOTAL COST | | \$1,318,706.35 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$118,500.00 |
| S | Structural | \$115,000.00 |
| E | Engineering Services | \$39,250.00 |
| C | Civil Works | \$406,750.00 |
| O | On Costs | \$584,700.00 |
| PF | Professional Fees | \$54,506.35 |
| ESTIMATED TOTAL COST | | \$1,318,706.35 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 16,500.00 |
| 103 Prepare and paint external soffit, fascia, wall panels and doors | Item | | | 6,000.00 |
| Wall Finishes | | | | \$22,500.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 750.00 |
| 27 Replace vinyl floor finish | Item | | | 16,000.00 |
| 79 Replace carpet floor finish | Item | | | 13,750.00 |
| Floor Finishes | | | | \$30,500.00 |
| Architectural | | | | \$53,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 8,000.00 |
| Preliminaries | | | | \$8,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 17,200.00 |
| Locality Loading | | | | \$17,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 5,500.00 |
| Contingency | | | | \$5,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 7,900.00 |
| Escalation | | | | \$7,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 7,000.00 |
| Professional Fees | | | | \$7,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$46,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 4,251.42 |
| Professional Fees | | | | \$4,251.42 |
| Professional Fees | | | | \$4,251.42 |
| OFFICE BUILDING | | | | \$103,251.42 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29B Workshop / Store

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------------------------------------|-----|----------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 126 Replace foil back insulation | Item | | | 1,500.00 |
| | Roof | | | \$1,500.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 20 | 100.00 | 2,000.00 |
| | Alterations and Renovations | | | \$2,000.00 |
| YY Special Provisions | | | | |
| 275 Allowance for server room fitout complete including floor finishes, ceilings, walls, doors, lighting, etc. | m ² | 20 | 750.00 | 15,000.00 |
| | Special Provisions | | | \$15,000.00 |
| | Architectural | | | \$18,500.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 276 Disconnect existing wall mounted split system air conditioner and store on site for resale | No | 1 | 250.00 | 250.00 |
| 277 Reconnect existing wall mounted split system air conditioner including re balancing to suit new server room | No | 1 | 1,000.00 | 1,000.00 |
| | Air Conditioning | | | \$1,250.00 |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 7,500.00 |
| | Electric Light and Power | | | \$7,500.00 |
| | Engineering Services | | | \$8,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,500.00 |
| | Preliminaries | | | \$4,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 9,000.00 |
| | Locality Loading | | | \$9,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,000.00 |
| | Contingency | | | \$3,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,100.00 |
| | Escalation | | | \$4,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| | Professional Fees | | | \$3,500.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29B Workshop / Store (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$24,400.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,185.87 |
| Professional Fees | | | | \$2,185.87 |
| Professional Fees | | | | \$2,185.87 |
| WORKSHOP / STORE | | | | \$53,835.87 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE
29C Garage

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|----------------------------------|----------------------------------|------|-----|--------------------------------------|--------------|
| A Architectural | | | | | |
| XB Outbuildings and Covered Ways | | | | | |
| 402 | No allowance for works to Garage | | | Note | Excl. |
| | | | | <i>Outbuildings and Covered Ways</i> | <i>Excl.</i> |
| | | | | <i>Architectural</i> | <i>Excl.</i> |
| | | | | <i>GARAGE</i> | <i>Excl.</i> |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29D Storage Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|-------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 40 | 75.00 | 3,000.00 |
| Roof | | | | \$3,000.00 |
| Architectural | | | | \$3,000.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 500.00 |
| Electric Light and Power | | | | \$500.00 |
| Engineering Services | | | | \$500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 1,000.00 |
| Preliminaries | | | | \$1,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 1,300.00 |
| Locality Loading | | | | \$1,300.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| Contingency | | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 600.00 |
| Escalation | | | | \$600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 500.00 |
| Professional Fees | | | | \$500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$4,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 280.76 |
| Professional Fees | | | | \$280.76 |
| Professional Fees | | | | \$280.76 |
| STORAGE SHED | | | | \$7,780.76 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29E Toilet Block

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|--------------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 90 Allowance for toilet refurbishment complete including floor and wall finishes, fixtures, partitions, services etc. | m ² | 20 | 2,200.00 | 44,000.00 |
| Special Provisions | | | | \$44,000.00 |
| Architectural | | | | \$44,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 7,000.00 |
| Preliminaries | | | | \$7,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 14,400.00 |
| Locality Loading | | | | \$14,400.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 4,500.00 |
| Contingency | | | | \$4,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 6,600.00 |
| Escalation | | | | \$6,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 6,000.00 |
| Professional Fees | | | | \$6,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 400.00 |
| Statutory Charges | | | | \$400.00 |
| On Costs | | | | \$38,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 3,529.48 |
| Professional Fees | | | | \$3,529.48 |
| Professional Fees | | | | \$3,529.48 |
| TOILET BLOCK | | | | \$86,429.48 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29F Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 21,100.00 |
| Locality Loading | | | | \$21,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$56,200.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$126,414.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29G External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 4,750 | 85.00 | 403,750.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 2,350.00 |
| Roads, Footpaths and Paved Areas | | | | \$406,100.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 194 Replace chicken wire to gates | Item | | | 650.00 |
| Boundary Walls, Fencing and Gates | | | | \$650.00 |
| Civil Works | | | | \$406,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 73,500.00 |
| Preliminaries | | | | \$73,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 156,800.00 |
| Locality Loading | | | | \$156,800.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 49,000.00 |
| Contingency | | | | \$49,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 71,300.00 |
| Escalation | | | | \$71,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 61,000.00 |
| Professional Fees | | | | \$61,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,600.00 |
| Statutory Charges | | | | \$3,600.00 |
| On Costs | | | | \$415,200.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

29 PT LINCOLN - BEL AIRE DRIVE

29G External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 39,044.82 |
| <i>Professional Fees</i> | | | | \$39,044.82 |
| <i>Professional Fees</i> | | | | \$39,044.82 |
| EXTERNAL WORKS | | | | \$940,994.82 |

PORT PIRIE
Feeley Street

Property Summary:

Excellent location and good quality depot improvements. Pavements nearing obsolescence. Overall functionality is good.

Principal Improvements and Cost Estimates:

| | |
|--------------------------|-------------------|
| Office | \$ 5,100 |
| Lunchroom / Meeting room | \$ 19,150 |
| Workshop | \$ 22,733 |
| Wash Bay | \$ 99,600 |
| External Works | <u>\$ 521,455</u> |
| | \$ 668,038 |

Nature of Works:

- Minor works to all buildings.
- Washbay, undercover EWP parking, Security, Pavements (2,653 sqm).

Variation by Property Services to exclude minor and external works.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 11,405 |
| Structural | \$ 123,528 |
| Engineering Services | \$ 40,700 |
| Civil Works | \$ 227,005 |
| On Costs | \$ 213,900 |
| Professional Fees | <u>\$ 51,500</u> |
| | \$ 668,038 |

| | |
|-----------------|------------|
| Less Variation: | \$ 668,038 |
| | \$ 0 |

PORT PIRIE

| | |
|-----|--------------------------|
| 39 | Pt Pirie - Feeley Street |
| 39A | Office |
| 39B | Lunchroom/Meeting Room |
| 39C | Workshop |
| 39D | External Works |



PORT PIRIE



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--------------------------------------|------------------------|---------------------|
| 39 PT PIRIE - FEELEY STREET | | |
| 39A | Office | 5,100.00 |
| 39B | Lunchroom/Meeting Room | 19,150.00 |
| 39C | Workshop | 22,733.00 |
| 39D | Wash bay | 99,600.00 |
| 39E | External Works | 521,455.00 |
| 39 - PT PIRIE - FEELEY STREET | | \$668,038.00 |
| ESTIMATED TOTAL COST | | \$668,038.00 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | Total Cost |
|------------------------|--------------|
| A Architectural | \$11,405.00 |
| S Structural | \$123,528.00 |
| E Engineering Services | \$40,700.00 |
| C Civil Works | \$227,005.00 |
| O On Costs | \$265,400.00 |
| ESTIMATED TOTAL COST | \$668,038.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39A Office

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|-------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 2,500.00 |
| Wall Finishes | | | | \$2,500.00 |
| Architectural | | | | \$2,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 500.00 |
| Preliminaries | | | | \$500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 500.00 |
| Locality Loading | | | | \$500.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 500.00 |
| Contingency | | | | \$500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 500.00 |
| Escalation | | | | \$500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 500.00 |
| Professional Fees | | | | \$500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$2,600.00 |
| OFFICE | | | | \$5,100.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39B Lunchroom/Meeting Room

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 1,750.00 |
| Wall Finishes | | | | \$1,750.00 |
| Architectural | | | | \$1,750.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 3 | 3,000.00 | 9,000.00 |
| Air Conditioning | | | | \$9,000.00 |
| Engineering Services | | | | \$9,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,000.00 |
| Preliminaries | | | | \$2,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 1,700.00 |
| Locality Loading | | | | \$1,700.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,600.00 |
| Escalation | | | | \$1,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 1,500.00 |
| Professional Fees | | | | \$1,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| Statutory Charges | | | | \$100.00 |
| On Costs | | | | \$8,400.00 |
| LUNCHROOM/MEETING ROOM | | | | \$19,150.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39C Workshop

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|-------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 128 Replace translucent sheet wall cladding | m ² | 17 | 65.00 | 1,105.00 |
| External Walls | | | | \$1,105.00 |
| CF Ceiling Finishes | | | | |
| 89 Replace suspended grid ceiling | Item | | | 1,800.00 |
| Ceiling Finishes | | | | \$1,800.00 |
| Architectural | | | | \$2,905.00 |
| S Structural | | | | |
| RF Roof | | | | |
| 125 Replace 'Z' section steel roof purlins | m | 126 | 28.00 | 3,528.00 |
| 117 Treat roof frame corrosion and repaint | Item | | | 2,500.00 |
| Roof | | | | \$6,028.00 |
| EW External Walls | | | | |
| 28 Remediate crack in masonry wall with flexible crack sealer or Helibar reinforcement or similar | Item | | | 2,500.00 |
| External Walls | | | | \$2,500.00 |
| Structural | | | | \$8,528.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 1,700.00 |
| Electric Light and Power | | | | \$1,700.00 |
| Engineering Services | | | | \$1,700.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,000.00 |
| Preliminaries | | | | \$2,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 2,100.00 |
| Locality Loading | | | | \$2,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 1,900.00 |
| Escalation | | | | \$1,900.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,000.00 |
| Professional Fees | | | | \$2,000.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39C Workshop (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|--------------------------|--------------------|
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 100.00 |
| | | | | |
| | | | Statutory Charges | \$100.00 |
| | | | On Costs | \$9,600.00 |
| | | | WORKSHOP | \$22,733.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39D Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,100.00 |
| Escalation | | | | \$9,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$34,600.00 |
| WASH BAY | | | | \$99,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|---|-------|-------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 126 Replace foil back insulation | Item | | | 4,250.00 |
| | Roof | | | \$4,250.00 |
| | Architectural | | | \$4,250.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| | Special Provisions | | | \$50,000.00 |
| | Structural | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| | Special Services | | | \$30,000.00 |
| | Engineering Services | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 2,653 | 85.00 | 225,505.00 |
| 130 Flexible crack sealant to asphalt wearing course | Item | | | 1,500.00 |
| | Roads, Footpaths and Paved Areas | | | \$227,005.00 |
| | Civil Works | | | \$227,005.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 47,000.00 |
| | Preliminaries | | | \$47,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 47,400.00 |
| | Locality Loading | | | \$47,400.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 31,500.00 |
| | Contingency | | | \$31,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 43,100.00 |
| | Escalation | | | \$43,100.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 39,000.00 |
| | Professional Fees | | | \$39,000.00 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

39 PT PIRIE - FEELEY STREET

39E External Works (continued)

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-------------|---|------|-----|------|---------------------|
| ST | Statutory Charges | | | | |
| 100 | Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,200.00 |
| | Statutory Charges | | | | \$2,200.00 |
| | On Costs | | | | \$210,200.00 |
| | EXTERNAL WORKS | | | | \$521,455.00 |

ROXBY DOWNS

Property Summary:

Third-party Annual Licence to occupy by Enerven.

Industrial improvements for depot use – 1,674m².

Principal Improvements and Cost Estimates:

Nil.

Nature of Works:

Nil.

Elements:

Nil.

STREAKY BAY
Mudge Terrace

Property Summary:

Customer density is very small in some rural regions and there are Depots that service small customer numbers. However vast distances require these Depots to provide acceptable supply restoration services and ongoing maintenance activities. The location works well in terms of accessibility to the large catchment area.

Necessary works to enhance condition of improvements and functionality completed in current RCP.

Infrastructure and pavements require attention for compliance.

Principal Improvements and Cost Estimates:

| | |
|-------------------|-------------------|
| Office Building | \$ 0 |
| Garage / workshop | \$ 0 |
| Wash Bay | \$ 136 914 |
| External Works | <u>\$ 171,205</u> |
| | \$ 308,119 |

Nature of Works:

- Washbay, undercover EWP parking, Security.

Variation by Property Services to exclude wash bay and external works.

Elements:

| | |
|----------------------|-------------------|
| Architectural | \$ 0 |
| Structural | \$ 115,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 1,100 |
| On Costs | \$ 150,300 |
| Professional Fees | <u>\$ 11,719</u> |
| | \$ 308,119 |
| Less Variation: | <u>\$ 308,119</u> |
| | \$ 0 |



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|---|-------------------|---------------------|
| 27 STREAKY BAY - MUDGE TERRACE | | |
| 27A | Office Building | Excl. |
| 27B | Garage / Workshop | Excl. |
| 27C | Wash bay | 136,914.00 |
| 27D | External Works | 171,205.47 |
| 27 - STREAKY BAY - MUDGE TERRACE | | \$308,119.47 |
| ESTIMATED TOTAL COST | | \$308,119.47 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | Excl. |
| S | Structural | \$115,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$1,100.00 |
| O | On Costs | \$150,300.00 |
| PF | Professional Fees | \$11,719.47 |
| ESTIMATED TOTAL COST | | \$308,119.47 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

27 STREAKY BAY - MUDGE TERRACE

27A Office Building

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------|---|------|-----|---------------------------|--------------|
| A Architectural | | | | | |
| YY Special Provisions | | | | | |
| 278 | No allowance for works to Office building | | | Note | Excl. |
| | | | | <i>Special Provisions</i> | <i>Excl.</i> |
| | | | | <i>Architectural</i> | <i>Excl.</i> |
| | | | | <i>OFFICE BUILDING</i> | <i>Excl.</i> |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

27 STREAKY BAY - MUDGE TERRACE

27B Garage / Workshop

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|-----------------------|---|------|-----|--------------------|-------|
| A Architectural | | | | | |
| YY Special Provisions | | | | | |
| 279 | No allowance for works to Garage/Workshop | | | Note | Excl. |
| | | | | Special Provisions | Excl. |
| | | | | Architectural | Excl. |
| | | | | GARAGE / WORKSHOP | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

27 STREAKY BAY - MUDGE TERRACE

27C Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 31,600.00 |
| Locality Loading | | | | \$31,600.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$66,700.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$136,914.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

27 STREAKY BAY - MUDGE TERRACE

27D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 31 Allowance for line marking to asphalt pavement | Item | | | 350.00 |
| 202 Identify and repair hole in asphalt pavement including new base preparation | Item | | | 750.00 |
| Roads, Footpaths and Paved Areas | | | | \$1,100.00 |
| Civil Works | | | | \$1,100.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 12,500.00 |
| Preliminaries | | | | \$12,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 39,500.00 |
| Locality Loading | | | | \$39,500.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 8,500.00 |
| Contingency | | | | \$8,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 12,000.00 |
| Escalation | | | | \$12,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 10,500.00 |
| Professional Fees | | | | \$10,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 600.00 |
| Statutory Charges | | | | \$600.00 |
| On Costs | | | | \$83,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

27 STREAKY BAY - MUDGE TERRACE

27D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|----------------------|------|-----|------|--------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 6,505.47 |
| Professional Fees | | | | \$6,505.47 |
| Professional Fees | | | | \$6,505.47 |
| EXTERNAL WORKS | | | | \$171,205.47 |

VICTOR HARBOR
45 Mentone Road

Property Summary:

Well located Depot although overall functionality is compromised by the split level site. At capacity in terms of staff and functions however little growth for services is expected.

Building condition can be enhanced and external works completed to improve service provision.

Principal Improvements and Cost Estimates:

| | |
|-------------------------|-------------------|
| Office building | \$ 695,638 |
| Garage | \$ 25,047 |
| Workshop / Storage Shed | \$ 0 |
| Wash Bay | \$ 70,214 |
| External Works | <u>\$ 821,345</u> |
| | \$ 1,612,244 |

Nature of Works:

- New roof and fitout to Office Building.
- New roof to Garage.
- Washbay, remediation to retaining wall, undercover EWP parking, Pavements (4,100 sqm), Fencing, stormwater drainage.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 421,750 |
| Structural | \$ 130,800 |
| Engineering Services | \$ 0 |
| Civil Works | \$ 423,500 |
| On Costs | \$ 557,900 |
| Professional Fees | <u>\$ 78,294</u> |
| | \$ 1,612,244 |

VICTOR HARBOR

37 **45 Mentone Road, Victor Harbor**

- 37A Office Building
- 37B Garage
- 37C Workshop/Storage Shed
- 37D Wash Bay
- 37E External Works



VICTOR HARBOR



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|---|------------------------------|
| 37 VICTOR HARBOR - 45 MENTONE ROAD | |
| 37A Office Building | 695,638.56 |
| 37B Garage | 25,047.08 |
| 37C Workshop / Storage Shed | Excl. |
| 37D Wash bay | 70,214.00 |
| 37E External Works | 821,344.54 |
| 37 - VICTOR HARBOR - 45 MENTONE ROAD | <u>\$1,612,244.18</u> |
| ESTIMATED TOTAL COST | <u>\$1,612,244.18</u> |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|-------------------|----------------|
| A | Architectural | \$421,750.00 |
| S | Structural | \$130,800.00 |
| C | Civil Works | \$423,500.00 |
| O | On Costs | \$557,900.00 |
| PF | Professional Fees | \$78,294.18 |
| ESTIMATED TOTAL COST | | \$1,612,244.18 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 350 | 75.00 | 26,250.00 |
| Roof | | | | \$26,250.00 |
| AR Alterations and Renovations | | | | |
| 10 Allowance for demolition of existing fitout including floors, walls, doors, ceiling, services, etc. | m ² | 350 | 100.00 | 35,000.00 |
| Alterations and Renovations | | | | \$35,000.00 |
| YY Special Provisions | | | | |
| 9 Allowance for office fitout complete including floor finishes, ceilings, walls, doors, services, etc. | m ² | 350 | 1,000.00 | 350,000.00 |
| Special Provisions | | | | \$350,000.00 |
| Architectural | | | | \$411,250.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 62,000.00 |
| Preliminaries | | | | \$62,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 33,100.00 |
| Locality Loading | | | | \$33,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 41,500.00 |
| Contingency | | | | \$41,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 60,300.00 |
| Escalation | | | | \$60,300.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 51,500.00 |
| Professional Fees | | | | \$51,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,000.00 |
| Statutory Charges | | | | \$3,000.00 |
| On Costs | | | | \$251,400.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD
37A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 32,988.56 |
| <i>Professional Fees</i> | | | | \$32,988.56 |
| <i>Professional Fees</i> | | | | \$32,988.56 |
| <i>OFFICE BUILDING</i> | | | | \$695,638.56 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37B Garage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|-------|--------------------|
| A Architectural | | | | |
| RF Roof | | | | |
| 142 Replace existing metal deck roof sheeting including gutters | m ² | 120 | 75.00 | 9,000.00 |
| Roof | | | | \$9,000.00 |
| FT Fitments | | | | |
| 191 Allowance for bird spikes fixed to trusses / purlins | Item | | | 1,500.00 |
| Fitments | | | | \$1,500.00 |
| Architectural | | | | \$10,500.00 |
| S Structural | | | | |
| RF Roof | | | | |
| 117 Treat roof frame corrosion and repaint | Item | | | 3,800.00 |
| Roof | | | | \$3,800.00 |
| Structural | | | | \$3,800.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 2,500.00 |
| Preliminaries | | | | \$2,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 1,200.00 |
| Locality Loading | | | | \$1,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 1,500.00 |
| Contingency | | | | \$1,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 2,200.00 |
| Escalation | | | | \$2,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 2,000.00 |
| Professional Fees | | | | \$2,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$9,600.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37B Garage (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,147.08 |
| <i>Professional Fees</i> | | | | \$1,147.08 |
| <i>Professional Fees</i> | | | | \$1,147.08 |
| GARAGE | | | | \$25,047.08 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD
37C Workshop / Storage Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------|
| A Architectural | | | | |
| YY Special Provisions | | | | |
| 115 No allowance for capital works to this building | Note | | | Excl. |
| Special Provisions | | | | Excl. |
| Architectural | | | | Excl. |
| WORKSHOP / STORAGE SHED | | | | Excl. |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37D Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|------------------------------|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$70,214.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-----------|---------------------|
| S Structural | | | | |
| XN Boundary Walls, Fencing and Gates | | | | |
| 205 Allowance for remediation work to perimeter retaining wall including temporary propping | Item | | | 12,000.00 |
| Boundary Walls, Fencing and Gates | | | | \$12,000.00 |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$62,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 4,100 | 85.00 | 348,500.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 2,050.00 |
| Roads, Footpaths and Paved Areas | | | | \$350,550.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 280 Allowance to take down existing gate and replace with new automatic security gate | No | 1 | 15,000.00 | 15,000.00 |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 170 | 200.00 | 34,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 17 | 350.00 | 5,950.00 |
| Boundary Walls, Fencing and Gates | | | | \$54,950.00 |
| XK External Stormwater Drainage | | | | |
| 155 Allowance for stormwater reticulation and connection to existing infrastructure | Item | | | 18,000.00 |
| External Stormwater Drainage | | | | \$18,000.00 |
| Civil Works | | | | \$423,500.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 73,000.00 |
| Preliminaries | | | | \$73,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 39,100.00 |
| Locality Loading | | | | \$39,100.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 49,000.00 |
| Contingency | | | | \$49,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 71,200.00 |
| Escalation | | | | \$71,200.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

37 VICTOR HARBOR - 45 MENTONE ROAD

37E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 61,000.00 |
| Professional Fees | | | | \$61,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,600.00 |
| Statutory Charges | | | | \$3,600.00 |
| On Costs | | | | \$296,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 38,944.54 |
| Professional Fees | | | | \$38,944.54 |
| Professional Fees | | | | \$38,944.54 |
| EXTERNAL WORKS | | | | \$821,344.54 |

WHYALLA
61-65 McRitchie Crescent

Property Summary:

Excellent location and overall functionality of the site in terms of accessibility, circulation, parking and staff amenity.

Minor refurbishment necessary to building improvements to enhance longevity. External works, including Pavements, to be completed.

Principal Improvements and Cost Estimates:

| | |
|------------------|-------------------|
| Office Building | \$ 57,414 |
| Garage / Storage | \$ 58,795 |
| Workshop | \$ 0 |
| Wash Bay | \$ 70,214 |
| External Works | <u>\$ 844,708</u> |
| | \$ 1,031,131 |

Nature of Works:

- Minor works to all buildings.
- Washbay, undercover EWP parking, Security, Pavements (4,350 sqm), stormwater drainage.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 31,250 |
| Structural | \$ 124,950 |
| Engineering Services | \$ 50,000 |
| Civil Works | \$ 375,750 |
| On Costs | \$ 402,500 |
| Professional Fees | <u>\$ 46,681</u> |
| | \$ 1,031,131 |

WHYALLA

25 Whyalla - 61-65 McRitchie Crescent

- 25A Office Building
- 25B Garage/Storage
- 25C Workshop
- 25D Washdown Bay
- 25E External Works



WHYALLA



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | Total Cost |
|--|-----------------------|
| 25 WHYALLA - 61-65 MCRITCHIE CRESCENT | |
| 25A Office Building | 57,414.49 |
| 25B Garage / Storage | 58,794.70 |
| 25C Workshop | Excl. |
| 25D Wash Bay | 70,214.00 |
| 25E External Works | 844,708.13 |
| 25 - WHYALLA - 61-65 MCRITCHIE CRESCENT | \$1,031,131.32 |
| ESTIMATED TOTAL COST | \$1,031,131.32 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$31,250.00 |
| S | Structural | \$124,950.00 |
| E | Engineering Services | \$50,000.00 |
| C | Civil Works | \$375,750.00 |
| O | On Costs | \$402,500.00 |
| PF | Professional Fees | \$46,681.32 |
| ESTIMATED TOTAL COST | | \$1,031,131.32 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|----------|--------------------|
| A Architectural | | | | |
| ND Internal Doors | | | | |
| 185 Replace door frame | No | 1 | 250.00 | 250.00 |
| Internal Doors | | | | \$250.00 |
| WF Wall Finishes | | | | |
| 19 Patch and paint existing walls and doors including minor make good | Item | | | 12,500.00 |
| Wall Finishes | | | | \$12,500.00 |
| FF Floor Finishes | | | | |
| 26 Replace entrance mats | Item | | | 750.00 |
| 79 Replace carpet floor finish | Item | | | 11,000.00 |
| Floor Finishes | | | | \$11,750.00 |
| CF Ceiling Finishes | | | | |
| 94 Prepare and paint existing soffit lining | Item | | | 2,250.00 |
| Ceiling Finishes | | | | \$2,250.00 |
| Architectural | | | | \$26,750.00 |
| S Structural | | | | |
| SB Substructure | | | | |
| 39 Allowance for partial concrete slab remediation | Item | | | 350.00 |
| Substructure | | | | \$350.00 |
| Structural | | | | \$350.00 |
| E Engineering Services | | | | |
| AC Air Conditioning | | | | |
| 67 Replace wall mounted split system air conditioner | No | 1 | 3,000.00 | 3,000.00 |
| Air Conditioning | | | | \$3,000.00 |
| Engineering Services | | | | \$3,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,000.00 |
| Preliminaries | | | | \$5,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 7,500.00 |
| Locality Loading | | | | \$7,500.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,600.00 |
| Escalation | | | | \$4,600.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,000.00 |
| Professional Fees | | | | \$4,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$24,900.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,414.49 |
| Professional Fees | | | | \$2,414.49 |
| Professional Fees | | | | \$2,414.49 |
| OFFICE BUILDING | | | | \$57,414.49 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25B Garage / Storage

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|--------------------|
| A Architectural | | | | |
| EW External Walls | | | | |
| 63 Replace damaged cladding | Item | | | 4,500.00 |
| External Walls | | | | \$4,500.00 |
| Architectural | | | | \$4,500.00 |
| S Structural | | | | |
| EW External Walls | | | | |
| 102 Allowance to structurally reinforce masonry wall | Item | | | 9,600.00 |
| External Walls | | | | \$9,600.00 |
| Structural | | | | \$9,600.00 |
| E Engineering Services | | | | |
| PD Sanitary Plumbing | | | | |
| 138 Replace existing steel rainwater storage tank | Item | | | 5,000.00 |
| Sanitary Plumbing | | | | \$5,000.00 |
| LP Electric Light and Power | | | | |
| 44 Allowance to upgrade low bay lighting including sensors | Item | | | 12,000.00 |
| Electric Light and Power | | | | \$12,000.00 |
| Engineering Services | | | | \$17,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 5,000.00 |
| Preliminaries | | | | \$5,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 7,700.00 |
| Locality Loading | | | | \$7,700.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 3,500.00 |
| Contingency | | | | \$3,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 4,700.00 |
| Escalation | | | | \$4,700.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 4,000.00 |
| Professional Fees | | | | \$4,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 300.00 |
| Statutory Charges | | | | \$300.00 |
| On Costs | | | | \$25,200.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT
25B Garage / Storage (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|--------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 2,494.70 |
| Professional Fees | | | | \$2,494.70 |
| Professional Fees | | | | \$2,494.70 |
| GARAGE / STORAGE | | | | \$58,794.70 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT
25C Workshop

Rates Current At November 2017

| Description | | Unit | Qty | Rate | Total |
|--------------------------|------------------------------------|------|-----|---------------------------|--------------|
| S Structural | | | | | |
| YY Special Provisions | | | | | |
| 187 | No allowance for works to Workshop | | | Note | Excl. |
| | | | | <i>Special Provisions</i> | <i>Excl.</i> |
| | | | | <i>Structural</i> | <i>Excl.</i> |
| | | | | <i>WORKSHOP</i> | <i>Excl.</i> |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25D Wash Bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|------------------------------|------|-----|------|--------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$70,214.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25E External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|-------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$50,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 4,350 | 85.00 | 369,750.00 |
| Roads, Footpaths and Paved Areas | | | | \$369,750.00 |
| XK External Stormwater Drainage | | | | |
| 30 Allowance for stormwater alterations in areas of ponding | Item | | | 6,000.00 |
| External Stormwater Drainage | | | | \$6,000.00 |
| Civil Works | | | | \$375,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 68,500.00 |
| Preliminaries | | | | \$68,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 110,200.00 |
| Locality Loading | | | | \$110,200.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 46,000.00 |
| Contingency | | | | \$46,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 66,800.00 |
| Escalation | | | | \$66,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 57,500.00 |
| Professional Fees | | | | \$57,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 3,400.00 |
| Statutory Charges | | | | \$3,400.00 |
| On Costs | | | | \$352,400.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

25 WHYALLA - 61-65 MCRITCHIE CRESCENT

25E External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 36,558.13 |
| Professional Fees | | | | \$36,558.13 |
| Professional Fees | | | | \$36,558.13 |
| EXTERNAL WORKS | | | | \$844,708.13 |

WUDINNA
LeFevre Street

Property Summary:

Lease tenure.

Customer density is very small in some rural regions and there are depots that service small customer numbers. However vast distances require these depots to provide acceptable supply restoration services and ongoing maintenance activities.

Long-term aspiration to relocate from leased site and replicate small depot on owned site.

Industrial-style improvements in need of substantial refurbishment or replacement. External works to be completed.

Principal Improvements and Cost Estimates:

| | |
|-----------------|-------------------|
| Office Building | \$ 228,303 |
| Storage Shed | \$ 53,098 |
| Wash Bay | \$ 136,913 |
| External Works | <u>\$ 459,516</u> |
| | \$ 877,830 |

Nature of Works:

- Replace portable Office including fitout and service connection.
- New Storage Shed.
- Washbay, undercover EWP parking, Security, Pavements (1,000 sqm), Fencing, Landscaping, stormwater drainage.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 15,000 |
| Structural | \$ 215,250 |
| Engineering Services | \$ 65,000 |
| Civil Works | \$ 122,750 |
| On Costs | \$ 426,300 |
| Professional Fees | <u>\$ 33,530</u> |
| | \$ 877,830 |

WUDINNA



SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--------------------------------------|-----------------|---------------------|
| 26 WUDINNA - LEFEVRE STREET | | |
| 26A | Office Building | 228,302.86 |
| 26B | Storage Shed | 53,098.24 |
| 26C | Wash bay | 136,913.03 |
| 26D | External Works | 459,515.88 |
| 26 - WUDINNA - LEFEVRE STREET | | \$877,830.01 |
| ESTIMATED TOTAL COST | | \$877,830.01 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|--------------|
| A | Architectural | \$15,000.00 |
| S | Structural | \$215,250.00 |
| E | Engineering Services | \$65,000.00 |
| C | Civil Works | \$122,750.00 |
| O | On Costs | \$426,300.00 |
| PF | Professional Fees | \$33,530.01 |
| ESTIMATED TOTAL COST | | \$877,830.01 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26A Office Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|----------|---------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 45 Replace portable office including fitout, access stair and ramp | m ² | 80 | 1,000.00 | 80,000.00 |
| 199 Demolish existing shed and remove debris from site | m ² | 80 | 45.00 | 3,600.00 |
| Outbuildings and Covered Ways | | | | \$83,600.00 |
| Structural | | | | \$83,600.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 223 Allowance for power supply to new portable office | Item | | | 5,000.00 |
| Electric Light and Power | | | | \$5,000.00 |
| XD External Sewer Drainage | | | | |
| 233 Allowance for sewer connection to existing system | Item | | | 7,500.00 |
| External Sewer Drainage | | | | \$7,500.00 |
| XW External Water Supply | | | | |
| 234 Allowance for water supply and connection to existing system | Item | | | 7,500.00 |
| External Water Supply | | | | \$7,500.00 |
| XC External Communications | | | | |
| 235 Allowance for communication supply and connection to existing | Item | | | 5,000.00 |
| External Communications | | | | \$5,000.00 |
| Engineering Services | | | | \$25,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 16,500.00 |
| Preliminaries | | | | \$16,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 52,691.48 |
| Locality Loading | | | | \$52,691.48 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 11,000.00 |
| Contingency | | | | \$11,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 16,000.00 |
| Escalation | | | | \$16,000.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 14,000.00 |
| Professional Fees | | | | \$14,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 800.00 |
| Statutory Charges | | | | \$800.00 |
| On Costs | | | | \$110,991.48 |

SAPN Accommodation Audit Report**September 2017**

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26A Office Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|---------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 8,711.38 |
| Professional Fees | | | | \$8,711.38 |
| Professional Fees | | | | \$8,711.38 |
| OFFICE BUILDING | | | | \$228,302.86 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26B Storage Shed

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 199 Demolish existing shed and remove debris from site | m ² | 30 | 45.00 | 1,350.00 |
| 237 Replace storage shed including new slab | m ² | 30 | 450.00 | 13,500.00 |
| Outbuildings and Covered Ways | | | | \$14,850.00 |
| Structural | | | | \$14,850.00 |
| E Engineering Services | | | | |
| LP Electric Light and Power | | | | |
| 224 Allowance for general power and lighting to new storage shed | Item | | | 10,000.00 |
| Electric Light and Power | | | | \$10,000.00 |
| Engineering Services | | | | \$10,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 4,000.00 |
| Preliminaries | | | | \$4,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 12,254.88 |
| Locality Loading | | | | \$12,254.88 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 2,500.00 |
| Contingency | | | | \$2,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 3,800.00 |
| Escalation | | | | \$3,800.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 3,500.00 |
| Professional Fees | | | | \$3,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 200.00 |
| Statutory Charges | | | | \$200.00 |
| On Costs | | | | \$26,254.88 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 1,993.36 |
| Professional Fees | | | | \$1,993.36 |
| Professional Fees | | | | \$1,993.36 |
| STORAGE SHED | | | | \$53,098.24 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26C Wash bay

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| Special Provisions | | | | \$65,000.00 |
| Structural | | | | \$65,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 10,000.00 |
| Preliminaries | | | | \$10,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 31,599.03 |
| Locality Loading | | | | \$31,599.03 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 6,500.00 |
| Contingency | | | | \$6,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 9,600.00 |
| Escalation | | | | \$9,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 8,500.00 |
| Professional Fees | | | | \$8,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 500.00 |
| Statutory Charges | | | | \$500.00 |
| On Costs | | | | \$66,699.03 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| Professional Fees | | | | \$5,214.00 |
| WASH BAY | | | | \$136,913.03 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26D External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-----|--------|--------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 218 Allowance for sundry demolition and make good | Item | | | 15,000.00 |
| Alterations and Renovations | | | | \$15,000.00 |
| Architectural | | | | \$15,000.00 |
| S Structural | | | | |
| XB Outbuildings and Covered Ways | | | | |
| 201 Disconnect and remove portable toilet block | Item | | | 1,800.00 |
| Outbuildings and Covered Ways | | | | \$1,800.00 |
| YY Special Provisions | | | | |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$50,000.00 |
| Structural | | | | \$51,800.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| XE External Electric Light and Power | | | | |
| 225 No allowance for external lighting | Note | | | Excl. |
| External Electric Light and Power | | | | Excl. |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| XR Roads, Footpaths and Paved Areas | | | | |
| 197 Allowance to take up existing asphalt pavement including sub base | m ² | 500 | 25.00 | 12,500.00 |
| 129 Full depth pavement including asphalt wearing course | m ² | 500 | 85.00 | 42,500.00 |
| 31 Allowance for line marking to asphalt pavement | Item | | | 750.00 |
| 227 Allowance for new concrete kerb and gutter | Item | | | 4,500.00 |
| Roads, Footpaths and Paved Areas | | | | \$60,250.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 85 | 200.00 | 17,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 30 | 350.00 | 10,500.00 |
| Boundary Walls, Fencing and Gates | | | | \$27,500.00 |
| XL Landscaping and Improvements | | | | |
| 217 Allowance for sundry landscaping including shrubs, mulch, controlled irrigation, etc. | Item | | | 10,000.00 |
| Landscaping and Improvements | | | | \$10,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

26 WUDINNA - LEFEVRE STREET

26D External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| XK External Stormwater Drainage | | | | |
| 226 Allowance for new stormwater to hardstand including pits and pipework | Item | | | 25,000.00 |
| External Stormwater Drainage | | | | \$25,000.00 |
| Civil Works | | | | \$122,750.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 33,000.00 |
| Preliminaries | | | | \$33,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 106,054.61 |
| Locality Loading | | | | \$106,054.61 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 22,000.00 |
| Contingency | | | | \$22,000.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 32,200.00 |
| Escalation | | | | \$32,200.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 27,500.00 |
| Professional Fees | | | | \$27,500.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 1,600.00 |
| Statutory Charges | | | | \$1,600.00 |
| On Costs | | | | \$222,354.61 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 17,611.27 |
| Professional Fees | | | | \$17,611.27 |
| Professional Fees | | | | \$17,611.27 |
| EXTERNAL WORKS | | | | \$459,515.88 |

**YORKETOWN
Warooka Road**

Property Summary:

Excellent location, with good functionality through the site.

Building and site improvements are dated and in poor condition, requiring substantial repair or replacement.

Principal Improvements and Cost Estimates:

| | |
|----------------|-------------------|
| Main Building | \$ 1,371,591 |
| External Works | <u>\$ 665,341</u> |
| | \$ 2,036,932 |

Nature of Works:

- New Office and Workshop/Store including fitout.
- Washbay, undercover EWP parking, Security, Pavements (1,416 sqm), Fencing.

Elements:

| | |
|----------------------|------------------|
| Architectural | \$ 366,400 |
| Structural | \$ 489,000 |
| Engineering Services | \$ 30,000 |
| Civil Works | \$ 214,410 |
| On Costs | \$ 848,900 |
| Professional Fees | <u>\$ 88,222</u> |
| | \$ 2,036,932 |

YORKETOWN

- 40 Yorketown - Warooka Road
- 40A Main Building
- 40B External Works



YORKETOWN



End.

SAPN Accommodation Audit Report
September 2017

Location Summary

Rates Current At November 2017

| Location | | Total Cost |
|--------------------------------------|----------------|-----------------------|
| 40 YORKETOWN - WAROOKA ROAD | | |
| 40A | Main Building | 1,371,591.43 |
| 40B | External Works | 665,340.19 |
| 40 - YORKETOWN - WAROOKA ROAD | | \$2,036,931.62 |
| ESTIMATED TOTAL COST | | \$2,036,931.62 |

SAPN Accommodation Audit Report
September 2017

Main Headings Summary

Rates Current At November 2017

| Description | | Total Cost |
|----------------------|----------------------|----------------|
| A | Architectural | \$366,400.00 |
| S | Structural | \$489,000.00 |
| E | Engineering Services | \$30,000.00 |
| C | Civil Works | \$214,410.00 |
| O | On Costs | \$848,900.00 |
| PF | Professional Fees | \$88,221.62 |
| ESTIMATED TOTAL COST | | \$2,036,931.62 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

40 YORKETOWN - WAROOKA ROAD

40A Main Building

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|--|----------------|-----|----------|---------------------|
| A Architectural | | | | |
| AR Alterations and Renovations | | | | |
| 210 Allowance to demolish existing lightweight clad office including removal of debris from site | m ² | 170 | 80.00 | 13,600.00 |
| 211 Allowance to demolish existing lightweight clad workshop/store including removal of debris from site | m ² | 210 | 80.00 | 16,800.00 |
| Alterations and Renovations | | | | \$30,400.00 |
| YY Special Provisions | | | | |
| 136 Allowance for workshop/store complete building including substructure. framing, cladding, internal fitout, services, etc. | m ² | 210 | 1,600.00 | 336,000.00 |
| Special Provisions | | | | \$336,000.00 |
| Architectural | | | | \$366,400.00 |
| S Structural | | | | |
| YY Special Provisions | | | | |
| 208 Allowance for office building complete including substructure. framing, cladding, internal fit-out, services, amenities etc. | m ² | 170 | 2,200.00 | 374,000.00 |
| Special Provisions | | | | \$374,000.00 |
| Structural | | | | \$374,000.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 111,500.00 |
| Preliminaries | | | | \$111,500.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 178,900.00 |
| Locality Loading | | | | \$178,900.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 74,500.00 |
| Contingency | | | | \$74,500.00 |
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 108,500.00 |
| Escalation | | | | \$108,500.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 93,000.00 |
| Professional Fees | | | | \$93,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 5,400.00 |
| Statutory Charges | | | | \$5,400.00 |
| On Costs | | | | \$571,800.00 |

SAPN Accommodation Audit Report
September 2017

Location Main Headings /Elements Item

40 YORKETOWN - WAROOKA ROAD

40A Main Building (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|-----------------------------|------|-----|------|-----------------------|
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 59,391.43 |
| Professional Fees | | | | \$59,391.43 |
| Professional Fees | | | | \$59,391.43 |
| MAIN BUILDING | | | | \$1,371,591.43 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

40 YORKETOWN - WAROOKA ROAD

40B External Works

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|----------------|-------|--------|---------------------|
| S Structural | | | | |
| YY Special Provisions | | | | |
| 394 Allowance for Wash Bay | Item | | | 65,000.00 |
| 398 Allowance for undercover EWP parking | Item | | | 50,000.00 |
| Special Provisions | | | | \$115,000.00 |
| Structural | | | | \$115,000.00 |
| E Engineering Services | | | | |
| SS Special Services | | | | |
| 397 Allowance for Security Services (beams and cameras) | Item | | | 30,000.00 |
| Special Services | | | | \$30,000.00 |
| Engineering Services | | | | \$30,000.00 |
| C Civil Works | | | | |
| AR Alterations and Renovations | | | | |
| 212 Allowance to demolish and remove redundant concrete bund and bollards | Item | | | 1,250.00 |
| Alterations and Renovations | | | | \$1,250.00 |
| XR Roads, Footpaths and Paved Areas | | | | |
| 129 Full depth pavement including asphalt wearing course | m ² | 1,416 | 85.00 | 120,360.00 |
| Roads, Footpaths and Paved Areas | | | | \$120,360.00 |
| XN Boundary Walls, Fencing and Gates | | | | |
| 395 Replace side and rear fencing with Colorbond fencing including razor wire | m | 170 | 200.00 | 34,000.00 |
| 393 Replace street facing chainmesh fencing with security palisade fencing | m | 165 | 350.00 | 57,750.00 |
| Boundary Walls, Fencing and Gates | | | | \$91,750.00 |
| XK External Stormwater Drainage | | | | |
| 173 Allowance for remediation works to 450mm wide concrete spoon drains | m | 30 | 35.00 | 1,050.00 |
| External Stormwater Drainage | | | | \$1,050.00 |
| Civil Works | | | | \$214,410.00 |
| O On Costs | | | | |
| PR Preliminaries | | | | |
| 98 Builders Preliminaries and Margin | Item | | | 54,000.00 |
| Preliminaries | | | | \$54,000.00 |
| LL Locality Loading | | | | |
| 116 Locality Loading | Item | | | 86,800.00 |
| Locality Loading | | | | \$86,800.00 |
| CT Contingency | | | | |
| 97 Contingency Allowance | Item | | | 36,000.00 |
| Contingency | | | | \$36,000.00 |

SAPN Accommodation Audit Report

September 2017

Location Main Headings /Elements Item

40 YORKETOWN - WAROOKA ROAD

40B External Works (continued)

Rates Current At November 2017

| Description | Unit | Qty | Rate | Total |
|---|------|-----|------|---------------------|
| ES Escalation | | | | |
| 114 Escalation - calculated to the mid-point of seven year forecast | Item | | | 52,600.00 |
| Escalation | | | | \$52,600.00 |
| PF Professional Fees | | | | |
| 99 Professional Fees | Item | | | 45,000.00 |
| Professional Fees | | | | \$45,000.00 |
| ST Statutory Charges | | | | |
| 100 Statutory Charges - CITB Levy and Development Approval Fees | Item | | | 2,700.00 |
| Statutory Charges | | | | \$2,700.00 |
| On Costs | | | | \$277,100.00 |
| PF Professional Fees | | | | |
| PF Professional Fees | | | | |
| 389 SAPN Supervision | Item | | | 28,830.19 |
| Professional Fees | | | | \$28,830.19 |
| Professional Fees | | | | \$28,830.19 |
| EXTERNAL WORKS | | | | \$665,340.19 |