

DIGITAL REALTY – SYD11

DA Cost Estimate



Prepared for
DIGITAL REALTY

Confidential

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Project No: 33049

DIGITAL REALTY DA Cost Estimate

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Quality Check

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DIGITAL REALTY

DA Cost Estimate

1. Executive Summary

1.1. Introduction

Linesight have been requested by Digital Realty to provide a Development Application Cost Plan for their SYD11 Data Centre at 13 Templar Road, Erskine Park, Sydney. Our cost estimate is based on the Development Application Drawing Set provided by Greenbox Architects.

1.2. Forecast Summary

Linesight's Cost Estimate for the Construction Cost is: **\$17,985,765 (Excl. GST)**.

Please note the above excludes the following:

- Goods and Services Tax (GST)
- Consultant Costs
- Contingency
- Development Cost such as Contributions, Fees, etc.

Please note the above costs are for Shell and Core works only to SYD11. This estimate has been prepared to include only the scope of works which is required for DA submission and is therefore not complete. A further estimate will be provided which will cover the entire scope of works including Fit Out.

1.3. Escalation Summary

The estimate is based on current market rates and no allowance for escalation has been included within our figures.

1.4. Contingency Summary

No allowance made for contingency in this cost estimate. Linesight recommend Digital Realty set aside a 5% design contingency in addition to the above figures.

1.5. Cost Plan Methodology

The Cost Plan has been priced on current market rates and benchmark rates where applicable. Quantities used are those measured from the drawings outlined on the design information register. Linesight have also attended meeting with Digital Realty where the scope of works and design assumptions were discussed for cost estimating purposes. Service trades are based on benchmarked cost per sq.m for Shell & Core. Linesight have included provisional sums and allowances for items where no design was available, these allowances are based on our market knowledge and previous experience working on similar projects.

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2. Elemental Breakdown

The following is in the Elemental Breakdown to our Cost Estimate:

ELEMENT	COST
EARTHWORKS	\$79,941
SUBSTRUCTURE	\$1,592,338
COLUMNS	\$502,186
SUSPENDED SLABS	\$2,439,259
STRUCTURAL STEEL	\$120,000
ROOFING	\$3,162,992
EXTERNAL WALLS	\$1,315,585
INTERNAL WALLS	\$240,429
METALWORK	\$326,420
DOORS	\$550,590
FLOOR & WALL FINISHES	\$90,612
ACCESS FLOOR	\$153,900
PAINTING	\$294,568
ELECTRICAL	\$412,574
BMS	\$67,066
SECURITY	\$106,680
CONDUITS	\$20,000
HV POWER	\$208,137
MECHANICAL	\$620,386
FIRE SERVICES	\$292,001
LIFTS	\$558,000
BWIC FOR SERVICE TRADES	\$94,795
CIVIL / EXTERNAL WORKS	\$3,102,236
SUBTOTAL	\$16,350,695
PRELIMINARIES & MARGIN (12.5%)	\$1,635,070
TOTAL	\$17,985,765

3. Notes & Assumptions

Please note the following assumptions have been made in the preparation of this estimate:

- Foundations to be bored Piles
- Columns to be 600 x 600mm Reinforced Concrete
- Ground, L1 and Roof Slabs to be Concrete Circa 200mm thick PT Slabs
- Architectural Design to be as per DA Drawings