

Forrestfield/High Wycombe Industrial Area Stage 1 – Shawmac Review of Development Contribution Plan Cost Estimates – September 2018

General

Cost estimates are based on information available for each item. Measurements and quantities for all items have been determined from aerial photographs. Three intersections, Milner Road and Nardine Close, Berkshire Road and Ashby Close, and Dundas Road, Berkshire Road and Milner Road, have been designed with drawings completed to issue for Tender stage. Measurements and quantities have been taken off these drawings.

Costings for items have been adopted from tendered rates of the Nardine Close and Ashby Close Widening Portion B tender, and other projects where Shawmac has recently been involved. The Nardine Close and Ashby Close Widening Portion B included widening of Ashby Close and new road works for the extension of Nardine Close and Ashby Close.

The assessments are based on the best information available to Shawmac at the time of assessment, in accordance with the provisions of the Local Planning Scheme No. 3.

Estimates Summary

1. Berkshire Road Upgrade.

The estimate allows for the widening of the existing footpath and adjustment of services as required

An existing path extends from Milner road to Ashby Crescent. The existing path is to be retained.

The path is assumed to be 1800mm wide concrete for the full length, measured off aerial photos at approximately 900 metres. The path is to be widened with concrete to 2500mm.

The widening of the path is assumed to be acceptable, noting the widening will result in a longitudinal joint for the extent of the path. Research indicates that the widening of a footpath/dual- use-path is acceptable practice in other local authorities.

The estimate has been reduced from \$261,211.23 to \$90,864.86. The main factor in the reduction is the change from removing the existing footpath and installing a new path to retaining the existing footpath and widening.

2. Milner Road Widening and Upgrade.

The estimate allows for the road widening on both sides of the existing road, adjustment of services, reinstatement of crossovers, footpath installation and drainage works as required.

Milner Road widening be provide for the existing 8.0 meter wide pavement to be widened 1.00m each side, and the full width 10.0m wide pavement to be resurfaced with asphalt.

There are two sections allowed for in the calculations.

Section Dundas - Nardine: 260m approximate length. Extends from the limit of works for the Dundas-Berkshire- Milner intersection works to the limit of works for the Milner-Nardine intersection

Section Nardine - Sultana West: 300m approximate length. Extends from the limit of works for the Milner-Nardine intersection to the limit of works for the Milner-Sultana west intersection.

The estimate has been reduced from \$795,789.87 to \$734,396.15. The main factors in the reduction is the reduction of the rate for demolishing and disposing of redundant footpaths and the removal of the supply and planting of trees. Note a higher contingency of 20% has been applied to accommodate potential pavement conditions requiring replacement or upgrading. A geotechnical assessment of pavement conditions is recommended to be undertaken at the time design drawings are being prepared.

3. Bonser Road (Road 1) Construction.

The estimate allows for construction of a new road, adjustment of services, clearing, footpath, drainage works and installation of trees as required.

Proposed is a new road with a pavement width of 10.0m, full kerbing and 2.5m. wide concrete path. The new road connects between Berkshire Road and Nardine Close, a distance of 350m. Tree planting has been included in the estimate.

The estimate has been reduced from \$548,977.58 to \$485,349.23. The main factors in the reduction is the removal of imported fill and a reduction in the quantity of trees required.

4. Road 2A (Nardine Close Extension) Construction.

The estimate allows for construction of a new road, adjustment of services, clearing, footpath, drainage works and installation of trees as required.

Proposed is a new road with a pavement width of 10.0m, full kerbing and 2.5m wide concrete path. The new road connects between the recently constructed Ashy-Nardine intersection, ending as a cul-de-sac at the northern boundary of Lot 51 Sultana West Road, a distance of approximately 440m. Tree planting is not included.

The estimate has been increased from \$1,044,996 to \$1,108,187.62.

5. Sultana West Road Widening and Upgrade.

Following Council clarification on 04/09/2018 the estimate now allows for the full scope of road works. The estimate allows for road widening on both sides of the existing road, adjustment of services, reinstatement of crossovers, footpath installation and drainage works as required.

The total length of Sultana Road West from Milner Road to its termination at Roe Highway is 1170 metres. The estimate is based on the length proposed under the Forrestfield North Residential Precinct (800m).

The estimate has been increased from \$1,026,535.82 to \$1,508,028.26. The main factor is the change from costing the southern side of the road widening to the costing of the full works.

The applicable costs are 50% under Schedule 12 of the Scheme.

Note a higher contingency of 20% has been applied to accommodate potential pavement conditions requiring replacement or upgrading. A geotechnical assessment of pavement conditions is recommended to be undertaken at the time design drawings are being prepared.

6. Nardine – Milner Intersection Upgrade.

Upgrading of intersection Involving widening, reshaping and resurfacing of existing pavement. Western Power asset relocation has been completed. Works to tie in to recently completed Portion A works in Nardine Close. Design drawings have been reviewed by Council.

The estimate has been increased from \$406,911.90 to \$450,018.83. The increase is caused by a combination of items including an increase in the quantity of existing footpath to be removed, increases in the rate for converting manholes to side entry pits, and increase in the rate for adjustment of Water Corporation maintenance shaft covers.

7. Ashby – Berkshire Intersection Upgrade.

Upgrading of intersection involving widening, reshaping and resurfacing of existing pavement. Western Power asset relocation has been completed. Works to tie in to recently completed Portion B works in Ashby Close. Design drawings have been reviewed by Council.

The estimate has been reduced from \$210,254.39 to \$209,207.31. The main factor in the reduction is the removal of clearing and reduction in valve relocation rate balanced with the addition of keyed kerbing.

8. Dundas-Milner-Berkshire Intersection Upgrade.

Upgrading of intersection involving widening, reshaping and resurfacing of existing pavement. Western Power asset relocation has been completed. Works to tie in to recently completed Portion B works in Ashby Close. Design drawings have been reviewed by Council.

The estimate has been increased from \$961,225.23 to \$1,159,268.46. The main factors include the increase in footpath, pavement and median areas to be removed, an increase in topsoil stripping area, an increase in road base area required and addition of preparing existing surface for overlay. The existing pavement was the subject of a geotechnical assessment, which recommended measures for reconstruction and upgrading not previously allowed for.