

ITEM	DESCRIPTION	HARDWICK	HARDWICK AMENDED	VARIANCE	GRC	GRC - Works Completed 28/09/2020	GRC - Works To Completed (Shed)	Cost to Relocate Equipment, Reposition of Farm Machinery	GRC - Works To Completed	GRC COMMENTS
1.1)	Equipment and Storage	\$510,840.00	\$510,840.00	-\$409,157.20	\$101,682.80	\$43,373.00		\$58,309.80		<p>I have not accepted the Allied Pickford's quote dated 8 July 2019 due to the sorting and packing works being undertaken and completed pre and post Allied Pickford's site inspection. Therefore, I believe the Allied Pickford's lump sum quote does not allow an accurate price for the remaining scope of works. Further to this, I am of the opinion that this quote is high and my assessment of the costs for this item differ from the proposal put forward by Hardwick Pty Ltd. Utilising the hourly rates contained within the supplied Allied Pickford's quote dated 8 July 2019, I have carried out my Independent Cost Assessment (ICA) on the following parameters:</p> <p><b>Packing and Sorting of Equipment:</b>            Labourer 3 x men – 20 days            Supervisor 1 x men – 20 days            Project Manager 1 x men – 2 days            Materials – Pallets            Forklift Hire – 10 days</p> <p><b>Moving Equipment:</b>            5t Crane Truck Hire – 10 days            2 x Tilt Tray Truck – 1 day            Forklift Hire – 1 days            2 x Manitou Hire – 10 days            Labourer 4 x men – 10 days            Supervisor 2 x men – 10 days            Project Manager 1 x men – 1 days</p> <p><b>Repacking Equipment:</b>            Labourer 4 x men – 5 days            Supervisor 1 x men – 5 days            Project Manager 1 x men – 0.5 days            Plant – Manitou hire</p>
1.2)	Repositioning of Farm Machinery and Equipment on Wheels	\$640.00	\$640.00	\$0.00	\$640.00	\$0.00		\$640.00		Agreed
1.3)	Removal, Transport and Reassemble Mezzanine Floor	\$5,411.00	\$5,411.00	-\$2,211.00	\$3,200.00	\$1,056.00	\$2,144.00			I have assumed that the existing mezzanine flooring can be reused.
1.4)	Chemical Storage	\$4,180.00	\$4,180.00	-\$1,035.36	\$3,144.64	\$1,037.73	\$2,106.91			Temporary container hire and reinstallation of existing secure storage in lieu of new shipping container costs.
1.5)	Relocation of Cold Room	\$3,896.00	\$3,896.00	\$1,523.70	\$5,419.70	\$0.00	\$5,419.70			Agreed. My assessment incorporates the additional costs required to fabricate a steel support frame and hire of the transport equipment excluded from the quote provided by Hardwick.
1.6)	Repositioning of Yard Equipment and Stores	\$9,762.50	\$9,762.50	\$0.00	\$9,762.50	\$4,881.25		\$4,881.25		Agreed.
<b>ITEM 2 – SERVICES CONNECTIONS</b>										
2.1)	Electrical Network Connection	\$42,745.00	\$96,629.00	\$0.00	\$53,884.00	\$96,629.00	\$0.00			Agreed.
2.2)	Council Temporary Water Connection	\$14,313.60	\$22,949.44	\$0.00	\$22,949.44	\$22,949.44	\$0.00			Agreed. The original claimed costs address the Council related charges only. The increase in costs claimed are to cover the costs required to complete the temporary plumbing works from the Council service to the site.
2.3)	NBN and Telephone Connection	\$540.00	\$540.00	\$0.00	\$540.00	\$0.00	\$540.00			Agreed.
2.4)	Supply and Install Bore casings under Stoney Creek	\$4,015.00	\$4,015.00	-\$4,015.00	\$0.00	\$0.00	\$0.00			No longer applicable due to the power being run overhead and plumbing works not requiring boring underneath Stoney Creek.
<b>ITEM 3 – DISTURBANCE - SHEDS</b>										
3.1)	Development Assessment – Council drawing check fee	\$905.80	\$905.80	\$0.00	\$905.80	\$905.80	\$0.00			Agreed.
3.2)	SARA Referral Application Fee	\$3,313.00	\$14,169.00	\$0.00	\$14,169.00	\$14,169.00	\$0.00			Agreed. This claim increase includes the associated Town Planning fees from Victor Feros Town Planning.
3.3)	Soil Classification Reports for New Shed – Structure and Drainage	\$1,650.00	\$1,650.00	-\$825.00	\$825.00	\$825.00	\$0.00			My assessment is inline with the invoice provided. I believe that only one soil clarification report is required. Not two reports as claimed by Hardwick.
3.4)	Supply and Installation of New Pad	\$457,000.00	\$68,829.58	\$0.00	\$68,829.58	\$68,829.58	\$0.00			Agreed with all invoices provided to date. The reduction between the original claim and the invoices is due to the required fill being obtained from the neighbouring paddock in lieu of being imported. The works were also completed by Hardwick instead of an external contractor.
3.5)	Supply and Installation of 2 New Sheds	\$731,011.00	\$731,011.00	-\$139,412.42	\$591,598.58	\$477,798.58		\$113,800.00		Allowance for invoices provided to date for the construction of the two sheds plus the estimate of cost to move and reinstall the existing Machinery Shed. It is noted that this allowance does not include the cost to move the existing Tank Shed that has been repositioned to the new location.

3.6a)	Electrical Supplies for Shed	\$61,785.00	\$61,785.00	\$0.00	\$61,785.00	\$0.00	\$50,000.00	\$11,785.00	The provided quote for the electrical works will require an amendment due to the scope of works on site being changed. As we are now aware that two new sheds has been constructed, can we please be provided invoices and scope to validate the price for the electrical works mentioned above. I further note that the quote provided allows for the abolishment and disconnection of the electrical supplies from the existing farm sheds. Due to this proposed scope of work, it is assumed that Hardwick Pty Ltd may be proposing to either reuse the existing electrical supplies or reuse the existing sheds structures. Further correspondence and pricing are required from Hardwick Pty Ltd to obtain the correct scope of works required for the relocation. For the purposes of this report, I have adopted their submitted value.	
3.6b)	Electrical sub-mains – Power pole to shed	\$41,333.00	\$41,333.00	\$0.00	\$41,333.00	\$0.00	\$41,333.00		Agreed.	
3.6c)	Electrical sub-mains – Atco Building	\$3,280.00	\$3,280.00	-\$3,280.00	\$0.00	\$0.00	\$0.00		Client has advised that due to Hardwick employing staff, they were required to have a toilet and office facility within the previous facility. The additional cost to supply and install a toilet and office facility is not applicable.	
3.7)	Hydraulic and Fire Services for Relocated Shed	\$506,000.00	\$506,000.00	-\$456,000.00	\$50,000.00	\$0.00	\$30,000.00	\$20,000.00	I have assumed that due to the inclusion of the tank shed into the area calculation, the requirement for a shed over 500m2 is now no longer applicable and therefore will not trigger the requirement for fire related services previously quoted. I have include an allowance for a reduced plumbing to accommodate the two newly constructed sheds and works relating to the relocated Tank Shed and proposed relocated Machinery Shed.	
3.8)	Shed Storeroom (20ft Container)	\$4,180.00	\$4,180.00	\$0.00	\$4,180.00	\$4,180.00			Agreed.	
3.9)	Supply only – Modular Toilet, Shower and Office	\$32,407.38	\$32,407.38	-\$32,407.38	\$0.00	\$0.00	\$0.00		Client has advised that due to Hardwick employing staff, they were required to have a toilet and office facility within the previous facility. The additional cost to supply and install a toilet and office facility is not applicable.	
<b>ITEM 4 – SHED FITTINGS AND FIXTURES</b>										
4.1)	Supply and Install 10kw Solar System	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00		Agreed.	
4.2)	Relocation of Existing GPS & 900MHz Antenna	\$3,717.85	\$3,717.85	\$0.00	\$3,717.85	\$0.00	\$3,717.85		Agreed.	
4.3)	New CCTV	\$4,561.23	\$4,561.23	-\$561.23	\$4,000.00	\$0.00	\$4,000.00		The claimed costs do not appear to be a like for like comparison due to the number of Turret Cameras claimed. My Provisional Sum Allowance covers either a new smaller system or the removal and reinstatement of the existing system (including replacement of any faulty parts).	
4.4)	Supply, Installation and Commissioning of Single Girder Crane	\$49,984.00	\$49,984.00	\$792.00	\$50,776.00	\$0.00	\$50,776.00		Agreed. Additional cost to address crane for installation that was excluded from the provided crane quote.	
4.5)	Supply and Installation of 2 Fire Hose Reels	\$924.00	\$924.00	-\$924.00	\$0.00	\$0.00	\$0.00		Included within Item 3.7.	
<b>ITEM 5 – SHED YARD</b>										
5.1)	Supply cart and spread gravel track road from Property boundary to Shed Pad	\$50,000.00	\$50,000.00	-\$40,000.00	\$10,000.00	\$0.00	\$10,000.00		I have included an allowance for reduced driveway as per Summit Khadka overlay email dated 18 September 2020.	
5.2)	Supply and Install New Water Tanks	\$5,780.00	\$5,780.00	\$0.00	\$5,780.00	\$0.00	\$5,780.00		Agreed.	
5.3)	Supply and install new fuel tanks – 1 x 28,000 litre Diesel and 1 x 2000 litre ULP.	\$48,356.00	\$48,356.00	\$1,507.00	\$49,863.00	\$0.00	\$49,863.00		Agreed. My assessment incorporates a more up to date quote in line with the current prices.	
5.4)	Supply and install new fencing around property boundary	\$21,153.00	\$21,153.00	\$0.00	\$21,153.00	\$0.00	\$21,153.00		Agreed.	
<b>ITEM 6 – FARM</b>										
6.1a)	Replacement of Headland	\$50,000.00	\$50,000.00	\$5,000.00	\$55,000.00	\$0.00	\$0.00	\$55,000.00	Further clarification is required to establish the intended scope and extent. For the purposes of this report, I have adopted their submitted value plus an additional cost to address incorrect GST calculation.	
6.1b)	Mobilisation of Heavy Plant	\$3,000.00	\$5,000.00	-\$3,350.00	\$1,650.00	\$0.00	\$0.00	\$1,650.00	I have adopted the invoiced mobilisation costs claimed by Hardwick with Item 3.4 Shed Pad Works which is of lesser value than the quote provided.	
6.2)	Remove two existing Culvert Crossings and supply and install two new Culvert Crossings	\$68,147.13	\$68,147.13	\$0.00	\$68,147.13	\$0.00	\$0.00	\$68,147.13	Agreed.	
6.3)	Supply and install new Upstream Bridge	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Excluded - Project related.	
<b>ITEM 7 – PROJECT MANAGEMENT</b>										
7.1)	Project Manager	\$180,000.00	\$180,000.00	-\$105,000.00	\$75,000.00	\$35,000.00	\$30,000.00	\$10,000.00	My assessment includes an independent consultant to carry out the Project Management costs associated with these works. I believe the previously estimated costs were too high and above the current market rates. It is noted that the Project Manager is to address project related works only and not the site supervision works, which I believe would be carried out by the individual contractors engaged on a project of this size and nature. It is also noted that the original estimate costs are to address works that are now excluded from this Claim for Compensation Review (i.e. bridge construction and toilet facilities). It is also noted that nearly 50% of the works are currently completed on site without the requirement of an external professional consultant. The works to date have been carried out by Hardwick.	
7.2)	Project Management Administration	\$17,470.00	\$33,170.00	-\$33,170.00	\$0.00	\$0.00	\$0.00	\$0.00	Included within Item 7.1.	
7.3)	Airfares	\$3,595.98	\$3,595.98	-\$3,595.98	\$0.00	\$0.00	\$0.00	\$0.00	Excluded from this Claim for Compensation Review.	
<b>ITEM 8 – LEGAL FEES</b>										
8.1)	Legal Fees	\$35,325.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Excluded from this Claim for Compensation Review.	
<b>ITEM 9 – SURVEYORS FEES</b>										
9.1)	Surveyors Fees	\$1,600.00	\$1,600.00	\$0.00	\$1,600.00	\$1,600.00			Agreed.	
<b>ITEM 10 – SUNDRY</b>										
10.1)	Irrigation System	\$29,107.50	\$29,107.50	\$0.00	\$29,107.50			\$29,107.50	The provided quote states 'budget pricing only and that the figures may vary'. Further clarification is required for this item. For the purposes of this report, I have adopted their submitted value.	
<b>TOTAL</b>	<b>INCLUDING GST</b>	<b>\$3,823,930.05</b>	<b>\$2,689,510.39</b>	<b>-\$1,226,121.87</b>	<b>\$1,463,388.52</b>	<b>\$773,234.38</b>	<b>\$316,833.46</b>	<b>\$63,831.05</b>	<b>\$309,489.63</b>	
	<b>GST</b>	<b>-\$302,175.46</b>	<b>-\$244,500.94</b>	<b>\$111,465.62</b>	<b>-\$133,035.32</b>	<b>-\$70,294.03</b>	<b>-\$28,803.04</b>	<b>-\$5,802.82</b>	<b>-\$28,135.42</b>	
<b>TOTAL</b>	<b>EXCLUDING GST</b>	<b>\$3,021,754.59</b>	<b>\$2,445,009.45</b>	<b>-\$1,114,656.25</b>	<b>\$1,330,353.20</b>	<b>\$702,940.34</b>	<b>\$288,030.42</b>	<b>\$58,028.23</b>	<b>\$281,354.21</b>	



**RESUMPTION BY CHIEF EXECUTIVE, DEPARTMENT OF TRANSPORT AND  
MAIN ROADS FROM HARDWICK PTY LTD**

**SHED COMPARISON**

**10700**

28 October 2020

Version 1

When costs matter,  
we've got you covered

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## 1. INTRODUCTION

- 1.1 This report has been produced to provide a high level overview of the existing sheds on the resumed premises and where possible a comparison to the new sheds at the new location.
- 1.2 These photos have been obtained through a number of sources at various dates and times and do not represent the latest status of the new sheds currently being built or already built at the new location.

## 2. SUMMARY OF THE SHED AREA COMPARISON

- 2.1 Please see below the summary of the areas addressing the existing sheds compared to the proposed sheds. It is noted that New Shed 1 and New Shed 2 address the two sheds currently being and / or recently constructed at the new site by LM Engineering:

Description	Shed Area (m2)	Slab Area (m2)	Wall Area (m2)	Comments
<b>EXISTING</b>				
Old Workshop Shed	600	660	155	
Old Machinery Shed	390	390	430	
Old Fertilizer Shed	264	94	166	
Old Tank Shed	86	86	0	
Old Storage Shed	195	0	86	
<b>TOTAL</b>	<b>1,535</b>	<b>1,230</b>	<b>837</b>	
<b>PROPOSED</b>				
New Shed 1	499	594	562	Including slab area for external path.
New Shed 2	499	499	562	
Old Machinery Shed	390	390	430	
Old Tank Shed	86	0	0	Assumed no slab under the tank shed.
<b>TOTAL</b>	<b>1,474</b>	<b>1,483</b>	<b>1,554</b>	

2.2 Please see below the comparison of the areas addressing the existing sheds vs the proposed sheds:

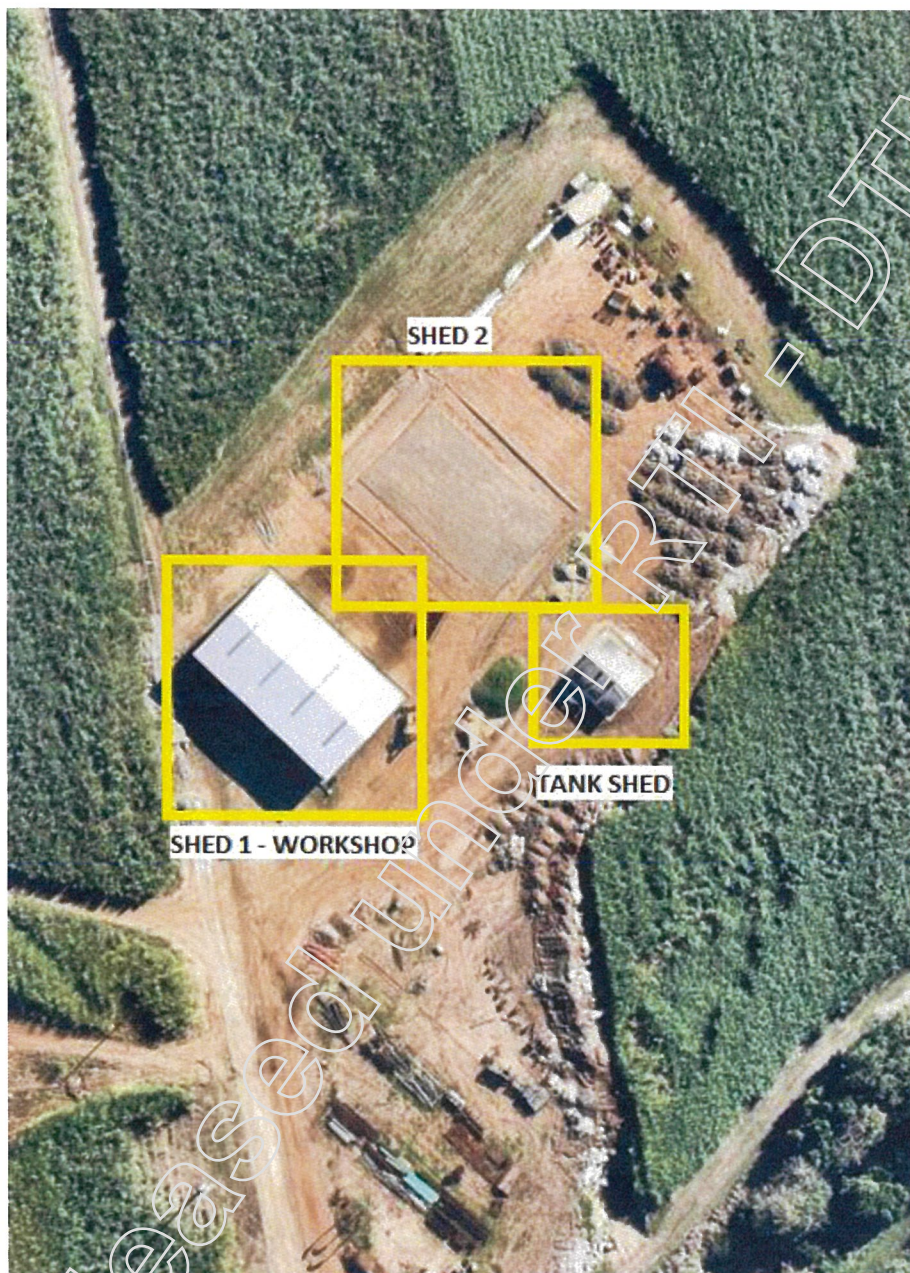
Description	Shed Area (m2)	Slab Area (m2)	Wall Area (m2)	Comments
<b>COMPARISON</b>				
Proposed	1,474	1,483	1,554	
Existing	(1,535)	(1,230)	(837)	
<b>TOTAL</b>	<b>(61)</b>	<b>253</b>	<b>717</b>	

As mentioned in the table above, the overall shed area has reduced by 61m<sup>2</sup>. However, the slab area and wall areas have both increased substantially on size.

It is noted that although the overall shed area has been reduced, the effective storage area is relatively close to the original shed storage capacity. This is due to the existing Tank Shed being largely consumed by the existing diesel fuel tank being stored under the roof area. Due to the new fuel tanks now being provided in a standalone purpose-built container, the requirement for the fuel tank to be stored under a roof is no longer required. Therefore, this increases the storage capacity in the Tank Shed on the proposed site.

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## 2.1 NEW SHED PAD – SITE OVERVIEW



Source – Nearthmap as at 22 June 2020

## 2.2 WORKSHOP SHED

### 2.2.1 Existing - Internal



### 2.2.2 New Workshop Shed - Internal





### 2.2.3 Existing - External



### 2.2.4 New Workshop Shed -External



## 2.3 TANK SHED

### 2.3.1 Existing - Overview



## 2.4 STORAGE SHED

### 2.4.1 Existing - Overview



## 2.5 FERTILIZER SHED

### 2.5.1 Existing - Overview



## 2.6 MACHINERY SHED

### 2.6.1 Existing - Overview



### 3. CLARIFICATIONS AND ASSUMPTIONS

- 3.1 No allowance for a concrete slab to the repositioned Tank Shed is included.
- 3.2 I have assumed that the Tank shed has been repositioned and signed off a qualified engineer.

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