# REVIEW OF ESTIMATED CIV

**SCEGGS Darlinghurst**

**Review of the Estimated Capital Investment Value (CIV)|** 1543-0001
28th May 2019

**Prepared by Nametso Ditshwene**

**Reviewed by Richard Smith**

# Contents

1. Executive Summary ..... 3
2. Estimate CIV Comparison ..... 4
   2.1. Altus Group and MBM CIV Comparison ..... 4
   2.2. Altus Group and MBM Areas Comparison ..... 4
   2.3. Cost/m2 Comparison (GFA) ..... 5
   2.4. Detailed Comparison ..... 5
3. Basis of the Assessment ..... 5
   3.1. Drawings/Documents ..... 5
4. Benchmarking ..... 6
5. Next Step ..... 7
6. Appendix A– Detailed Comparison ..... 8
7. Appendix B– Drawing List ..... 9

Our Expertise ..... 10

# 1. Executive Summary

MBM have been engaged by the Department of Planning and Environment to provide a review of the Estimated Capital Investment Value (CIV) report by Altus Group for the proposed school redevelopment at SCEGGS campus, Darlinghurst.

The works include redeveloping key areas of the campus which are currently underutilised and to improve facilities for the school. The key components of the works include redevelopment of Wilkson house, new administration building, Barham restoration, new multipurpose building, and revitalised school entry.

MBM's estimated CIV is **$62,110,065** excluding GST. Altus Group 's estimate is **$49,374,200** excluding GST. MBM's estimate is higher than Altus Group estimate by $12,735,865.

Altus Groups' rate of $3,733/m2 for construction works appears to be in the lower rage of typical costs for multiple level school construction and is closer to the cost related to horizontal schools' construction (not more than 3 levels). MBM rate of $4,732/m2 aligns with the current construction costs for vertical schools as demonstrated in the benchmarks table included within this report. (Table derived from recent school projects and reflects similar site constraints.)

# 2. Estimate CIV Comparison

## 2.1. Altus Group and MBM CIV Comparison

The estimated CIV is summarised below.

| CIV SUMMARY | | | |
|---|---|---|---|
| DESCRIPTION | ALTUS GROUP | MBMPL | VARIANCE |
| CONSTRUCTION COSTS | | | |
| WILKINSON HOUSE | 8,510,000 | 9,498,069 | 988,069 |
| MULTI-PURPOSE BUILDING | 27,805,000 | 37,042,851 | 9,237,851 |
| NEW RECEPTION & ADMINISTRATION BUILDING | 5,655,000 | 7,089,431 | 1,434,431 |
| REDESIGNED ENTRY FROM FORBES STREET | 1,195,000 | 1,092,173 | (102,827) |
| TOTAL CONSTRUCTION WORKS | 43,165,000 | 54,722,524 | 11,557,524 |
| PROFESSIONAL FEES | | | |
| WILKINSON HOUSE | 1,224,100 | 1,282,239 | 58,139 |
| MULTI-PURPOSE BUILDING | 3,999,700 | 5,000,785 | 1,001,085 |
| NEW RECEPTION & ADMINISTRATION BUILDING | 813,600 | 957,073 | 143,473 |
| REDESIGNED ENTRY FROM FORBES STREET | 171,800 | 147,443 | (24,357) |
| TOTAL PROFESSIONAL FEES | 6,209,200 | 7,387,541 | 1,178,341 |
| ESTIMATED CAPITAL INVESTMENT VALUE (CIV) | 49,374,200 | 62,110,065 | 12,735,865 |

MBM estimated CIV is higher than Atlus Group by $13M

For a detailed break-up of the above please refer to detailed breakdown.

## 2.2. Altus Group and MBM Areas Comparison

| AREA SCHEDULES | | | |
|---|---|---|---|
| GFA | | | |
| DESCRIPTION | ALTUS GROUP | MBMPL | VARIANCE |
| WILKINSON HOUSE | 1,803 | 1,777 | (26) |
| MULTI-PURPOSE BUILDING | 7,989 | 7,996 | 7 |
| NEW RECEPTION & ADMINISTRATION BUILDING | 1,770 | 1,792 | 22 |
| REDESIGNED ENTRY FROM FORBES STREET | - | - | - |
| TOTAL GFA | 11,562 | 11,565 | 3 |

Based on the table above MBM and Altus Group gross floor areas (GFA) aligns. This gives confidence that Altus and MBM priced scope is similar.

The extent of the external areas for the redesigned entry from Forbes Street is not clear. Altus Group areas need to be confirmed.

## 2.3. Cost/m2 Comparison (GFA)

The overall cost/m2 is demonstrated on the table below.

| | GFA | Construction cost Excl FF&E | Cost/m2 |
|---|---|---|---|
| Altus Group | 11,562 | $ 43,165,000 | $ **3,733** |
| MBM | 11,565 | $ 54,722,524 | $ **4,732** |

Altus Group's overall construction rate of $3,733/m2 appears low given that the redevelopment of the school adopts vertical construction form, site is restricted, potential excavation in rock, contamination and heritage issues to the Barham building.

MBM's overall construction rate of $4,732/m2 aligns with current multi levels schools' projects in NSW as demonstrated in section 4 - Benchmarking.

## 2.4. Detailed Comparison

Refer to Appendix A for a detailed comparison of the estimated CIV including rates and areas used in MBM's estimate in comparison to Altus Group

# 3. Basis of the Assessment

## 3.1. Drawings/Documents

The assessment is based on the following documents:

- SCEGGS Darlinghurst Masterplan drawing list attached in Appendix B
- Architectural Design Report
- Douglas Partner Geotechnical Report
- Altus Group Estimated CIV dated February 2019
- SCEGGS Statement of Heritage Impact
- Landscape Masterplan Rev A
- SCEGGS Darlinghurst Masterplan Civil Works
- SCEGGS Darlinghurst Masterplan Stormwater and Flood

# 4. Benchmarking

Below are recent school projects selected for benchmarking.

| Project Name | Project Description | Location | Status | GFA | Rate/m2 for construction cost |
|---|---|---|---|---|---|
| SCEGGS, Darlinghurst | Redevelopment of key areas of the SCEGGS campus that are currently underutilised including the following:<br>Wilkson House Redevelopment<br>New administration Building<br>Revatilised school entry<br>New multi-purpose buildinfg | Darlinghurst, Sydney | Early cost planning stages | 11,562 | $4,730.00 |
| Project 1 | Vertical school<br>2000 HS + 1000 PS students | Parramatta (surburban) | Under construction | 44,996 | $4,687.00 |
| Project 2 | Vertical school<br>1200 HS student | Inner Sydney (inner city) | Under negotiation<br>PTE estimate | 14,698 | $6,706.00 |
| Project 3 | Vertical school<br>100 Preschool + 1000 PS + 1500 HS students | Suburban | Under negotiation<br>Concept design | 38,202 | $5,500.00 |
| Project 4 | Vertical school<br>1200 PS + 2000 HS students | Surrounding CBD | Under negotiation<br>Initial planning stage | 36,923 | $6,669.00 |
| Project 5 | Horizontal school<br>Expansion of exsting school new teaching spaces, admin, communal hall, library, as well as refurbishment of teaching spaces and external site works and services | NSW Hunter Region | Tender awarded April 2019 | 2,066 | $4,526.00 |
| Project 6 | Horizontal school<br>Expansion of existing schools including staff and admin, canteen, communal and OSHC, teaching space and student amenities, as well as external site works and services | Regional NSW | Tender awarded April 2019 | 2,039 | $4,615.00 |
| Project 7 | Horizontal school<br>Construction of new building (Learning spaces & Library) and Admin Building, Hall Refurbishment | Randwick, Sydney | Completed May 2019 | 7,690 | $4,096.23 |
| Project 8 | Horizontal school<br>Construction of new building (The Bow) and Admin Building Refurbishment | Homebush, Sydney | Completed Feb 2019 | 5,509 | $3,998.91 |
| Project 9 | Horizontal school<br>Construction of new building (The Bow)including special programme rooms, collaborative learning areas, quite space, PAA and refurbishment of admin, staff and hall buildings | Randwick, Sydney | Completed May 2019 | 3,705 | $3,778.68 |
| Project 10 | Horizontal School<br>New primary school for 1000 students | Bella Vista, Sydney | Reached practical completion in May 2019 | 11,600 | $4,200.00 |

As can be seen above MBM's estimated rate of $4,730/m2 aligns with the vertical schools' benchmarks (projects 1 and 3 above).

# 5. Next Step

MBM has extensive involvement in the current construction market and can provide meaningful advice to assist councils.

Currently MBM estimate is based on functional areas and if required MBM can review the estimated CIV in detail by measuring the drawings and applying current markets rates set in elemental format.

# 6. Appendix A– Detailed Comparison

# ALTUS GROUP AND MBM CIV COMPARISON

| DETAILED COMPARISON | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ALTUS GROUP | | | | | | MBMPL | | | | | |
| ITEM DESCRIPTION | GFA | $/M2 | INDICATIVE CONSTRUCTION COST | PROFESSIONAL FEES | TOTAL AS AT FEB 2019 (EXCL. GST) | GFA | $/M2 | INDICATIVE CONSTRUCTION COST | PROFESSIONAL FEES | TOTAL AS AT MAY 2019 (EXCL. GST) | VARIANCE |
| (A) WILKINSON HOUSE | | | | | | | | | | | |
| Preliminaries, Overheads and Profit | 1,803 | $ 805.00 | $ 1,450,900.00 | $ 208,700 | **$ 1,659,600** | 1,777 | $ 908 | $ 1,613,540 | $ 217,828 | **$ 1,831,368** | $ 171,768 |
| Temporary Demountables | 1,803 | $ 111.00 | $ 200,000.00 | $ 28,800 | **$ 228,800** | 1,777 | $ 253 | $ 450,000 | $ 60,750 | **$ 510,750** | $ 281,950 |
| Demolitions, Site Preparation, Earthworks | 1,803 | $ 410.00 | $ 739,800.00 | $ 106,400 | **$ 846,200** | 1,777 | $ 404 | $ 717,469 | $ 96,858 | **$ 814,327** | -$ 31,873 |
| New Building Works | 1,803 | $ 3,302.00 | $ 5,954,300.00 | $ 856,500 | **$ 6,810,800** | 1,777 | $ 3,600 | $ 6,397,200 | $ 863,622 | **$ 7,260,822** | $ 450,022 |
| External Works & Services | 1,803 | $ 92.00 | $ 165,000.00 | $ 23,700 | **$ 188,700** | 1,777 | $ 180 | $ 319,860 | $ 43,181 | **$ 363,041** | $ 174,341 |
| FF&E | 1,159 | $ - | $ - | | **$ -** | 1,777 | | | | **$ 0** | $ 0 |
| **TOTAL (A) - WILKINSON HOUSE** | **1,803** | **$ 4,720.00** | **$ 8,510,000.00** | **$ 1,224,100** | **$ 9,734,100** | **1,777** | **$ 5,345** | **$ 9,498,069** | **$ 1,282,239** | **$ 10,780,308** | $ 1,046,208 |
| **(B) NEW MULTI-PURPOSE BUILDING** | | | | | | | | | | **$ 0** | $ 0 |
| Preliminaries, Overheads and Profit | 7,989 | $ 583.00 | $ 4,656,300.00 | $ 669,800 | **$ 5,326,100** | 7,996 | $ 796.09 | $ 6,365,541 | $ 859,348 | **$ 7,224,889** | $ 1,898,789 |
| Demolitions, Site Preparation, Earthworks | 7,989 | $ 429.00 | $ 3,425,300.00 | $ 492,700 | **$ 3,918,000** | 7,996 | $ 494.30 | $ 3,952,395 | $ 533,573 | **$ 4,485,968** | $ 567,968 |
| New Building Works | 7,989 | $ 2,355.00 | $ 18,812,500.00 | $ 2,706,200 | **$ 21,518,700** | 7,996 | $ 3,183.13 | $ 25,452,300 | $ 3,436,061 | **$ 28,888,361** | $ 7,369,661 |
| External Works & Services | 7,989 | $ 114.00 | $ 910,900.00 | $ 131,000 | **$ 1,041,900** | 7,996 | $ 159.16 | $ 1,272,615 | $ 171,803 | **$ 1,444,418** | $ 402,518 |
| FF&E | 6,288 | $ - | | | **$ -** | | | | | **$ 0** | $ 0 |
| **TOTAL (B) - NEW MULTI-PURPOSE BUILDING** | **7,989** | **$ 3,480.00** | **$ 27,805,000.00** | **$ 3,999,700** | **$ 31,804,700** | **7,996** | **$ 4,632.67** | **$ 37,042,851** | **$ 5,000,785** | **$ 42,043,636** | $ 10,238,936 |
| **(C) NEW RECEPTION & ADMINISTRATION BUILDING** | | | | | | | | | | **$ 0** | $ 0 |
| Preliminaries, Overheads and Profit | 1,770 | $ 525.00 | $ 929,200.00 | $ 133,700 | **$ 1,062,900** | 1,792 | $ 680 | $ 1,218,267 | $ 164,466 | **$ 1,382,733** | $ 319,833 |
| Demolitions, Site Preparation, Earthworks | 1,770 | $ 113.00 | $ 200,000.00 | $ 28,800 | **$ 228,800** | 1,792 | $ 106 | $ 189,564 | $ 25,591 | **$ 215,155** | -$ 13,645 |
| New Reception & Admin | 957 | $ 3,380.00 | $ 3,234,700.00 | $ 465,300 | **$ 3,700,000** | 956 | $ 3,600 | $ 3,441,600 | $ 464,616 | **$ 3,906,216** | $ 206,216 |
| Restored Barham | 813 | $ 1,440.00 | $ 1,171,100.00 | $ 168,500 | **$ 1,339,600** | 836 | $ 2,500 | $ 2,090,000 | $ 282,150 | **$ 2,372,150** | $ 1,032,550 |
| External Works(pavings, landscaping, boundary fence, etc) | 1,770 | - | **see Redesigned Forbes St Entry** | | **$ -** | 1,792 | | | $ 0 | **$ 0** | $ 0 |
| External Services | 1,770 | $ 68.00 | $ 120,000.00 | $ 17,300 | **$ 137,300** | 1,792 | $ 83.71 | $ 150,000 | $ 20,250 | **$ 170,250** | $ 32,950 |
| FF&E | 1,598 | $ - | | | **$ -** | | | | | **$ 0** | $ 0 |
| **TOTAL (C) - NEW RECEPTION & ADMINISTRATION BUILDING** | **1,770** | **$ 3,195.00** | **$ 5,655,000.00** | **$ 813,600** | **$ 6,468,600** | **1,792** | **$ 3,956** | **$ 7,089,431** | **$ 957,073** | **$ 8,046,504** | $ 1,577,904 |
| **(D) REDESIGNED ENTRIES FROM FORBES STREET** | | | | | | | | | | **$ 0** | $ 0 |
| Preliminaries, Overheads and Profit | | | $ 193,500.00 | $ 27,800 | **$ 221,300** | | | $ 157,074 | $ 21,205 | **$ 178,279** | -$ 43,021 |
| Demolitions, Site Preparation, Earthworks | | | $ 204,500.00 | $ 29,400 | **$ 233,900** | | | $ 178,114 | $ 24,045 | **$ 202,159** | -$ 31,741 |
| External Works(pavings, landscaping, boundary fence, etc) | | | $ 797,000.00 | $ 114,600 | **$ 911,600** | | | $ 756,985 | $ 102,193 | **$ 859,178** | -$ 52,422 |
| External Services (stormwater drainage & external lighting) | | | **Incl in respective bldg** | | **$ -** | | | | | **$ 0** | $ 0 |
| **TOTAL (D) - REDESIGNED ENTRY FROM FORBES STREET** | | | **$ 1,195,000.00** | **$ 171,800** | **$ 1,366,800** | | | **$ 1,092,173** | **$ 147,443** | **$ 1,239,616** | -$ 127,184 |
| **TOTAL (A + B + C + D)** | **11,562** | **$ 3,733.00** | **$ 43,165,000.00** | **$ 6,209,200** | **$ 49,374,200** | **11,565** | **$ 4,731.74** | **$ 54,722,524** | **$ 7,387,541** | **$ 62,110,065** | $ 12,735,865 |

# 7. Appendix B– Drawing List

# SCEGGS DARLINGHURST MASTERPLAN

## DRAWING LIST

### SCEGGS DARLINGHURST MASTERPLAN

| DRAWING NO. | SCALE | REVISION NO. | DRAWING NAME |
|---|---|---|---|
| AR.MP.0000 | NTS | B | COVER SHEET & DRAWING SCHEDULE |
| AR.MP.1101 | 1:500 | A | EXISTING SITE PLAN |
| AR.MP.1102 | 1:500 | A | PROPOSED SITE PLAN |
| AR.MP.1103 | 1:1000 | A | GFA CALCULATIONS |
| AR.MP.1104 | 1:1000 | A | EXISTING AND DEMOLISHED GFA PLANS |
| AR.MP.2001 | 1:500 | A | EXISTING SITE PLAN LEVEL 1 |
| AR.MP.2002 | 1:500 | A | EXISTING SITE PLAN LEVEL 2 |
| AR.MP.2003 | 1:500 | A | EXISTING SITE PLAN LEVEL 3 |
| AR.MP.2004 | 1:500 | A | EXISTING SITE PLAN LEVEL 4 |
| AR.MP.2005 | 1:500 | A | EXISTING SITE PLAN LEVEL 5 |
| AR.MP.2006 | 1:500 | A | EXISTING SITE PLAN LEVEL 6 |
| AR.MP.2007 | 1:500 | A | EXISTING SITE PLAN LEVEL 7 |
| AR.MP.2008 | 1:500 | A | EXISTING ROOF PLAN |
| AR.MP.2101 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 1 |
| AR.MP.2102 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 2 |
| AR.MP.2103 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 3 |
| AR.MP.2104 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 4 |
| AR.MP.2105 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 5 |
| AR.MP.2106 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 6 |
| AR.MP.2107 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE LEVEL 7 |
| AR.MP.2108 | 1:500 | A | PROPOSED MASTERPLAN ENVELOPE ROOF LEVEL |
| AR.MP.2109 | 1:200 | A | ENVELOPES DIMENSIONS LEVEL 1 |
| AR.MP.2110 | 1:200 | A | ENVELOPES DIMENSIONS LEVEL 2 |
| AR.MP.2111 | 1:200 | A | ENVELOPES DIMENSIONS ROOF LEVEL |
| AR.MP.2201 | 1:500 | A | DEMOLITION PLAN LEVEL 1 |
| AR.MP.2202 | 1:500 | A | DEMOLITION PLAN LEVEL 2 |
| AR.MP.2203 | 1:500 | A | DEMOLITION PLAN LEVEL 3 |
| AR.MP.2204 | 1:500 | A | DEMOLITION PLAN LEVEL 4 |
| AR.MP.2205 | 1:500 | A | DEMOLITION PLAN LEVEL 5 |
| AR.MP.2206 | 1:500 | A | DEMOLITION PLAN LEVEL 6 |
| AR.MP.2207 | 1:500 | A | DEMOLITION PLAN LEVEL 7 |
| AR.MP.2208 | 1:500 | A | DEMOLITION ROOF PLAN |
| AR.MP.3001 | 1:250 | A | EXISTING ELEVATIONS |
| AR.MP.3002 | 1:250 | A | PROPOSED MASTERPLAN ENVELOPE ELEVATIONS |
| AR.MP.4001 | 1:250 | A | EXISTING SECTIONS 1 |
| AR.MP.4002 | 1:250 | A | EXISTING SECTIONS 2 |
| AR.MP.4003 | 1:250 | A | PROPOSED MASTERPLAN ENVELOPE SECTIONS 1 |
| AR.MP.4004 | 1:250 | A | PROPOSED MASTERPLAN ENVELOPE SECTIONS 2 |
| AR.MP.5001 | 1:1000 | A | EXISTING SHADOW DIAGRAMS_SPRING-SUMMER-AUTUMN |
| AR.MP.5002 | 1:1000 | A | PROPOSED SHADOW DIAGRAMS_SPRING-SUMMER-AUTUMN |
| AR.MP.5003 | 1:1000 | A | EXISTING SHADOW DIAGRAMS_WINTER |
| AR.MP.5004 | 1:1000 | A | PROPOSED SHADOW DIAGRAMS_WINTER |
| AR.MP.5005 | 1:500 | A | EXISTING SHADOW DIAGRAMS_WINTER_THOMSON ST |
| AR.MP.5006 | 1:500 | A | PROPOSED SHADOW DIAGRAMS_WINTER_THOMSON ST |
| AR.MP.5007 | NTS | A | THOMSON STREET STREETSCAPE |
| AR.MP.5008 | NTS | A | EXISTING SHADOWS ON THOMSON STREET ELEVATION_WINTER |
| AR.MP.5009 | NTS | A | PROPOSED SHADOWS ON THOMSON STREET ELEVATION_WINTER |
| AR.MP.6001 | NTS | A | 3D HEIGHT PLANE 1 |
| AR.MP.6002 | NTS | A | 3D HEIGHT PLANE 2 |
| AR.MP.7001 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 1 |
| AR.MP.7002 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 2 |
| AR.MP.7003 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 3 |
| AR.MP.7004 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 4 |
| AR.MP.7005 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 5 |
| AR.MP.7006 | NTS | B | MASTERPLAN 3D PUBLIC VIEW 6 |
| AR.MP.7007 | NTS | A | MASTERPLAN 3D PUBLIC VIEW 7 |

### WILKINSON HOUSE REDEVELOPMENT

| DRAWING NO. | SCALE | REVISION NO. | DRAWING NAME |
|---|---|---|---|
| AR.DA.1001 | 1:200 | A | WILKINSON HOUSE TEMPORARY DEMOUNTABLES PLAN |
| AR.DA.2001 | 1:100 | A | WILKINSON HOUSE EXISTING BASEMENT PLAN |
| AR.DA.2002 | 1:100 | A | WILKINSON HOUSE EXISTING GROUND PLAN |
| AR.DA.2003 | 1:100 | A | WILKINSON HOUSE EXISTING LEVEL 1 PLAN |
| AR.DA.2004 | 1:100 | A | WILKINSON HOUSE EXISTING LEVEL 2 PLAN |
| AR.DA.2101 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT BASEMENT PLAN |
| AR.DA.2102 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT GROUND PLAN |
| AR.DA.2103 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT LEVEL 1 PLAN |
| AR.DA.2104 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT LEVEL 2 PLAN |
| AR.DA.2105 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT LEVEL 3 PLAN |
| AR.DA.3001 | 1:100 | A | WILKINSON HOUSE EXISTING ELEVATIONS |
| AR.DA.3002 | 1:100 | A | WILKINSON HOUSE REDEVELOPMENT ELEVATIONS |
| AR.DA.5001 | NTS | A | WILKINSON HOUSE REDEVELOPMENT EXTERNAL MATERIALS AND FINISHES |
| AR.DA.6001 | NTS | A | WILKINSON HOUSE REDEVELOPMENT 3D VIEW 1 |
| AR.DA.6002 | NTS | A | WILKINSON HOUSE REDEVELOPMENT 3D VIEW 2 |
| AR.DA.6003 | NTS | A | WILKINSON HOUSE REDEVELOPMENT 3D VIEW 3 |
| AR.DA.6004 | NTS | A | WILKINSON HOUSE REDEVELOPMENT FACADE CONCEPT |


SCEGGS DARLINGHURST

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| PROJECT MANAGER | STATUTORY PLANNER | LAND SURVEYOR | QUANTITY SURVEYOR |
|---|---|---|---|
| **Sandrick Project Directions** T + 61 2 8860 9490 | **Urbis** T + 61 2 8233 9900 | **Rygate Surveyors** T + 61 2 9262 6800 | **Altus Group** T + 61 2 9263 1252 |
| BCA / ACCESS | LANDSCAPE ARCHITECT | STRUCTURAL / CIVIL | HYDRAULIC |
| **Design Confidence** T + 61 2 8399 3707 | **Context** T + 61 2 8244 8900 | **Taylor Thomson Whitting** T + 61 2 9439 7288 | **Erbas** T + 61 2 9437 1022 |
| ELECTRICAL / MECHANICAL | TRAFFIC CONSULTANT | COMMUNITY CONSULTATION | ACOUSTIC ENGINEER |
| **Erbas** T + 61 2 9437 1022 | **Traffix** T + 61 2 8324 9700 | **Elton Consulting** T + 61 2 9387 2600 | **Wilkinson Murray** T + 61 2 9437 4611 |

| Rev | Date | Description | Checked | Auth. |
|---|---|---|---|---|
| A | 23.11.18 | ISSUE FOR SSD | IB | IB |
| B | 21.01.19 | ISSUE FOR SSD | IB | IB |

ABBREVIATIONS

| Proj. Dir | Proj. Arch | Drawn |
|---|---|---|
| RD | IB | CP |
| Job No. | Date | Scale |
| 160441 | JAN 19 | - |

NSW Nominated Architects:
Robert Denton Registration No. 5782
Alex Kibble Registration No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

Project
SCEGGS DARLINGHURST MASTERPLAN

Drawing Title
COVER SHEET & DRAWING SCHEDULE

Drawing No. AR.MP.0000
Revision B



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# Our Expertise

## Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis

## PPP Advisory

- Business case and reference project
- Technical and services specifications
- Public sector comparator (PSC)
- Bid evaluation and negotiation
- Post contract administration and audit
- Support to private sector bidder

## Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers
- Sinking funds
- Capital expenditure forecasting and analysis
- BCA consultancy and certification
- Sustainability services

## Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution

## Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing

## Facilities Management Advisory

- Review of maintenance services
- Redevelopment of contract models
- Preparation/review of scope of works and specifications
- Procurement of FM maintenance and cleaning
- Assistance with transition

## Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court Proceedings
- Quantum Reports

# OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.
We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.


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