

COST ESTIMATE REPORT

Conservation Animal Wildlife Hospital

For Taronga Conservation Society Australia

MBM1163-0026 – 14th April 2021



QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

1. Executive Summary

1.1 Introduction

MBM have been requested to prepare a feasibility estimate for the proposed Reptile and Amphibian Centre located at Taronga Mosman.

Our current estimate for the project is **\$48,608,240** including at 10% contingency.

The project costs include all development related costs including demolition, enabling works, building works, site services, escalation, professional fees, Taronga Zoo on costs, builders preliminaries, margin, statutory & authority fees and 10% contingency.

We highlight that this is an indicative feasibility estimate only, based on area schedules provided by TCSA and schematic massing diagrams by Troppo Design.

1.2 Basis of Cost Plan Estimate

The Report is based on information provided by TCSA. We have split the development into core cost centres with preliminaries and builders margin applied to each to assist with value management process.

MBM have used benchmark rates applied on a \$per/m2 only preliminary or m2 room data sheet information and documentation exists and applied previous experience and knowledge at Taronga to make an informed preliminary estimate for the provisional items.

Our general approach to pricing has been to adopt the data and methodology from our previous experience at Taronga and Western Plains Zoo. It is important to note that the rates and costs contained are developed from our internal project database and these appropriately reflect Taronga Mosman and not Western Plains Zoo prices.

Preliminaries and Builders Margin have been applied at benchmarked percentages taking into account the project specifics such as size, location and site access. A recommended project contingency has been applied at 10%.

1.1 Exclusions

- Escalation beyond 2022
- Removal of spoil offsite
- Out of hours works
- Legal costs
- EPA requirements
- GST (Goods & Service Tax)
- Upgrading/ relocating existing high voltage on site
- Heritage consideration
- Proposed access road
- Operation and maintenance costs
- No allowance for piling, temporary shoring requirements, rock bolts or shotcrete wall stabilization
- No allowance for enlargement, amplification, diversion, relocation or encasement of authority services mains (including council stormwater) unless specifically documented
- No temporary Building costs for staff

1.2 Assumptions

- The contract will be based on a competitive lump sum tender
- Works to be tendered in two stages commencing from late 2021
- Builder to be a tier two or three contractor

2. 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