



# COST ESTIMATE REPORT



## Upper Australia Habitat

SSDA CIV Cost Report | For TCSA

**MBM1163-0027 -8<sup>th</sup> March 2021**



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





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# 1. Executive Summary

## 1.1 Introduction

MBM have been requested to prepare a concept design estimate for the proposed Upper Australia Habitat located in Taronga Zoo Mosman, NSW.

Our current estimate for the construction component of the works is approximately **\$15,392,393** including at 5% contingency.

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

MBM costs are presented in an elemental format with quantities measured where possible and costs applied at market rates. We have used benchmark rates applied on a \$per/m<sup>2</sup> where no documentation exists and applied previous experience and knowledge for a “best guess” approach to provisional items.

Our general approach to pricing has been to adopt the data and methodology from our previous experience at Taronga Zoo. It is important to note that the rates and costs contained are developed from our internal project database.

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 contingency has been applied at 5%.



## 1.1 Exclusions

- Escalation
- Early works consisting of demolition, excavation and site preparation
- Koala 'Lookout' as discussed with TCSA scope removed
- Ropes course modifications or alterations
- Movement / Relocation of Animals
- Hot wires to exhibits
- Excavation of rock above and beyond PC sum allowances made
- Diversion of existing services above and beyond the allowances made
- White goods unless noted
- Removal of spoil off site above and beyond PC sum allowance for earthworks
- Bored piers or piling if required to buildings
- AV production costs
- Exhibit lighting
- Professional fees
- Site allowance & enterprise agreements
- Statutory & Authority fees
- Council contributions
- Legal costs
- Out of hours works
- Staging of works
- Project/ development contingencies
- Flood proofing works
- EPA requirements
- Works beyond extent shown on drawings
- Operation & Maintenance Costs
- Exclusions as noted in the cost plan
- HV Works

## 1.2 Assumptions

- The contract will be based on a competitive traditional lump sum tender
- Estimated cost includes preliminaries, margin and contingency
- Builder to be a tier two or three builder for main works
- Standard substructure design with strip/pad footings only buildings
- Interpretive theming, fitout and signage

## 2. Our Expertise



### Quantity Surveying

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



### PPP Advisory

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- 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

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- 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

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



### Tax & Assets Services

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- 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

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- 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

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- 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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