



COST ESTIMATE REPORT



Reptile & Amphibian Conservation Centre

Capital Investment Value Report | For TCSA

MBM1163-0041 -1st July 2021



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





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1. Executive Summary

MBM have been requested to prepare a Capital Investment Value (CIV) report for the proposed Reptile and Amphibian Conservation Centre located in Taronga Zoo Mosman, NSW.

This project includes demolition, earthworks, 1500m² reptile and amphibian building, landscaping, theming, fitout and exhibits.

We highlight that this is an estimate based on the DA documentation provided by DWP on the 11th June 2021.

This report has been prepared for the sole purpose of providing a Cost Estimate for an indicative Capital Investment Value Report and DA Council Submission only.

1.1 Capital Investment Value

Capital Investment Value (CIV) is defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000 to be: “Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- c) land costs (including any costs of marketing and selling land),
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

1.2 Summary of CIV

Description	TOTAL (excl GST)
Gross Construction Cost	\$ 12,213,140
*Consultant/ Design Fees	\$ 2,004,941
Statutory Fees	\$ 183,197
Escalation	INCL
Contingency	EXCL
Total Estimated CIV (excl GST)	\$ 14,401,278

* Consultant / Design Fees is an allowance for principal consultants such project management, architect, engineers, town planners and quantity surveying as required to for design and delivery of the project.



1.3 Basis of Cost Plan Estimate

The Report is based on information provided by TCSA and the supporting consultants.

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/m² 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.

1.4 Exclusions

- GST (Goods & Service Tax)
- Finance Costs
- Project Contingencies
- Land acquisition costs
- Latent site conditions
- Works outside the site boundary
- Out of hours works
- Staging of works
- Operation & Maintenance Costs

1.5 Assumptions

- The contract will be based on a competitive traditional lump sum tender
- Estimated cost includes preliminaries and margin
- Builder to be a tier two or three builder



2. Cost Estimate Summary



SUMMARY



Client: Taronga Conservation Society Australia
 Project: Reptile & Amphibian Conservation Centre

Details: CIV Summary
 1163-0041
 Date - 1/07/2021

Code	Description	Page	% of Cost	Cost/m2	Total
1	Site Demolition	5	1.07		153,963
2	Site Preparation/ Services Diversions	5	0.51		73,848
3	Bulk Earthworks	6	6.14		884,015
4	Substructure	6	2.88		414,348
5	Superstructure	6	4.26		614,100
6	Columns	7	1.09		156,900
7	Stairs	7	0.32		46,000
8	Roof	7	0.75		108,175
9	External Walls & Windows	7	5.07		729,835
10	Doors & Hardware	8	1.11		160,300
11	Internal walls & Glazing	8	10.43		1,502,000
12	Joinery	9	1.39		200,000
13	Wall finishes	9	2.33		335,200
14	Habitat enrichment	9	0.39		55,500
15	Floor finishes	9	3.30		475,639
16	Ceiling finishes	10	1.86		267,698
17	Loose furniture	10	0.24		35,000
18	Fixtures & Equipment	10	2.92		420,400
19	Signage & Fitments	11	0.25		36,470
20	Hydraulic Services	11	1.33		191,520
21	Mechanical Services	11	4.84		697,725
22	Electrical/ Comms/ PA/ Security Services	12	3.36		483,877
23	Audio visual	12	1.63		235,350
24	Fire services	12	1.47		211,900
25	External works	13	0.81		117,325
26	External Services	13	2.33		335,000
27	Green Wall	14	1.30		187,034
28	Escalation (2%)		1.24		178,842
29	SUBTOTAL TRADE COST		64.63		9,307,963
30	Preliminaries (21%)		13.57		1,954,672
31	Builders Margin (4%)		3.13		450,505
32	SUBTOTAL CONSTRUCTION COST		81.33		11,713,140
33	Visitor Interpretation (Sculptures, Signage & AV)	14	3.47		500,000
34	TOTAL CONSTRUCTION COST		84.81		12,213,140
35	Authority Fees		1.27		183,197
36	Taronga Management Fee		5.42		781,094
37	Consultancy Fees		8.50		1,223,847
38	TOTAL PROJECT COST		100.00		14,401,278

3. 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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