



Taronga Zoo

African Savannah & Congo

Prepared For:

DA Cost Report
MBM1163-0014 – 23rd May 2017



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1 Executive Summary

MBM have been requested to prepare an updated indicative Budget Estimate for the proposed development works at Taronga Zoo – African Savannah & Congo.

We highlight that this is a budget estimate only, based on preliminary DA design documentation. A more detailed costing will be prepared as design progresses.

Despite this and being acutely aware of budget limitations, MBM believe that a value management exercise can be carried out that would involve a rationalisation of the exhibits and scope.

MBM's current estimate for the Savannah Project is \$21,108,189 including contingency.

MBM's current estimate for the Congo Project is \$13,994,250 including contingency.

2 Introduction

MBM have been requested to prepare an updated budget estimate based on the DA design documentation for the proposed African Savannah & Congo development located inside Taronga Zoo at Mosman. The report forecast the final cost of the project to completion. A summary of the costs is shown in the table over page.

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.

Basis of Cost Plan Estimate

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. A contingency has been applied at 10%, however MBM believe this to be on the lower side and recommend 15% at this stage of the project.

It should be noted that the unique nature of the project and ergo the design, alongside the current status of many high-value works items, means the estimate should be constantly reviewed as design evolves with cost management required at all stages.

Fencing costs have been obtained from past project experience on Taronga exhibits/ enclosures.

NOTE – Escalation is currently excluded from both project budgets. MBM suggest applying escalation at 4% per annum.

CIV Details: Taronga Zoo – Savannah/ Congo Redevelopment

Description	Capital Investment Value
Construction Cost	\$35,102,439
Consultant / Design Fees	\$2,500,000
END TOTAL COST (ETC)	\$37,602,439

Exclusions:

Land Costs

GST

3 Exclusions

- Site allowance & enterprise agreements
- Statutory & Authority fees
- Council contributions
- Legal costs
- Out of hours works
- Staging of works
- Project/ development contingencies
- Escalation beyond May 2017
- Professional fees
- Flood proofing works
- EPA requirements
- Works beyond extent shown on drawings
- Hazardous materials/ site contamination other than that identified
- Excavation of rock above and beyond the PC sum allowances made
- Diversion of existing services
- GST (Goods & Service Tax)
- Movement / Relocation of Animals
- White goods unless noted
- Removal of spoil off-site above and beyond PC sum allowance for earthworks
- Piling, piercing or underpinning if required to buildings
- AV production costs
- Theatre and associated works
- Dry / Wet Moats to exhibits
- Exhibit Lighting
- Other exclusions as noted in the cost plan

4 Assumptions/ Notes

- Estimated cost includes preliminaries, margin and contingency
- Builder to be a tier two or three builder
- Simple substructure design with strip footings only to all buildings

- Hot wiring required to Gorillas, Okapi, Lions, Zebras & Giraffe exhibits
- Interpretive theming, fitout and signage have been included as a PC sum as per cost breakdown provided by TCSA dated 25/11/16
- Bored piers required to exhibit fencing above 3m heights

5 Appendices

Appendix A: Cost Report – Savannah & Congo (DA Design)

Taronga Zoo

Savannah- Cost Plan No.2 Summary



DA Design Cost Plan

Tuesday, 23rd May 2017

Item	Cost Plan section Summary Heading (refer cost plan for expanded detail)	Cost Plan 2 (19/05/17)	Area	\$/m2
1	Demolition/ Site Preparation	\$ 501,351	13,500	\$ 37
2	Bulk Excavation	\$ 1,009,314	13,500	\$ 75
3	Exhibits			
4	Lion 1	\$ 1,979,906	1,528	\$ 1,296
5	Lion 2	\$ 1,898,150	1,179	\$ 1,610
6	Lion Yard	\$ 499,106	166	\$ 3,007
7	Zebra & Ostrich Yard	\$ 498,045	1,696	\$ 294
8	Giraffe	\$ 501,234	1,800	\$ 278
9	Meerkat Exhibit	\$ 246,876	217	\$ 1,138
10	Fennec Fox	\$ 253,156	163	\$ 1,553
11	Buildings			
12	Lions BOH Holding	\$ 1,917,264	302	\$ 6,349
13	Zebra BOH Holding	\$ 506,981	228	\$ 2,224
14	Giraffe House & Yards	\$ 2,023,154	337	\$ 6,003
15	Meerkat BOH Building	\$ 275,989	50	\$ 5,520
16	Fennec Fox BOH Building	\$ 321,858	50	\$ 6,437
17	Cliff Village Buildings	\$ 863,350	182	\$ 4,744
18	Public Domain			
19	Lion Enclosed View	\$ 1,201,541	447	\$ 2,688
20	Suspended Lion Views	\$ 500,981	85	\$ 5,894
21	Zebra View 1	INCL	65	N/A
22	Zebra View 2	EXCL	70	N/A
23	Amenities & Café	\$ 748,165	200	\$ 3,741
24	General			
25	General Landscaping	\$ 753,614	13,500	\$ 56
26	Elevated Walkway	\$ 542,612	233	\$ 2,329
27	Water Feature	\$ 679,203	338	\$ 2,009
28	External Services	\$ 1,467,413	13,500	\$ 109
29	Subtotal Construction Cost	\$ 19,189,263		
30	Suggested Client Contingency (10%)	\$ 1,918,926	13,500	\$ 142
31	CURRENT CONSTRUCTION COST ESTIMATE (excl GST)	\$ 21,108,189	Current construction cost based is based on concept documentation and feedback provided by TCSA and TZG	

Notes

Builders preliminaries, margin and costs associated with acces & delivery restrictions have been incorporated into each cost element to assist with the value management process

Budget provided by Taronga Zoo 25/11/16

Exclusions

Professional Fees

Staging of Works

Movement/ Relocation of Animals

Goods & Service Tax (GST)

Services diversions above and beyond the stormwater allowances

Theatre and associated works

Exhibit Lighting & CCTV

Escalation Beyond May 2017

Refer to detailed cost plan for full List of Exclusions and Assumptions

Taronga Zoo

Congo- Cost Plan No.2 Summary



DA Design Cost Plan

Tuesday, 23rd May 2017

Item	Cost Plan section Summary Heading (refer cost plan for expanded detail)	Cost Plan 2 (19/05/17)	Area	\$/m2
1	Demolition/ Site Preparation	\$ 796,185	10,000	\$ 80
2	Bulk Excavation	\$ 503,154	10,000	\$ 50
3	Exhibits			
4	Gorilla Family	\$ 1,994,743	1,402	\$ 1,423
5	Gorilla Bachelor	\$ 2,593,095	1,322	\$ 1,961
6	Rainforest Room	\$ 870,640	244	\$ 3,568
7	Okapi Exhibit	\$ 412,648	909	\$ 454
8	Buildings			
9	Gorilla BOH building	\$ 1,949,741	331	\$ 5,890
10	Okapi BOH building	\$ 249,361	132	\$ 1,889
11	Public Domain			
12	Gorilla Main View	\$ 606,813	96	\$ 6,321
13	Gorilla Bachelor View 1	\$ 273,125	50	\$ 5,463
14	Gorilla Bachelor View 2	\$ 226,258	35	\$ 6,465
15	Gorilla Tree House	\$ 49,212	15	\$ 3,281
16	Okapi Viewing	\$ 132,504	43	\$ 3,081
17	General			
18	General Landscaping	\$ 756,134	3,079	\$ 246
19	Water Feature	\$ 494,981	298	\$ 1,661
20	External Services	\$ 813,451	10,000	\$ 81
21	Subtotal Construction Cost	\$ 12,722,045		
22	Suggested Client Contingency (10%)	\$ 1,272,205	13,500	\$ 94
23	CURRENT CONSTRUCTION COST ESTIMATE (excl GST)	\$ 13,994,250	Current construction cost based is based on concept documentation and feedback provided by TCSA and TZG	

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MBM has offices in Sydney, Melbourne, Brisbane, Perth and Canberra.

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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