

Quantity Surveyor's Report - Capital Investment Value

The Ribbon IMAX Fit-out

For

Grocon Pty. Limited

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Prepared By: Nicole Ng

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Signature: 	Date:	14 May 2019
	Reviewed by:	Stephen Ngai
	Prepare by:	Nicole Ng

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1. Introduction

Altus Group has been requested by Grocon Pty. Limited to prepare a Quantity Surveyor's Report on the Capital Investment Value for proposed fit out works at the IMAX.

2. Executive Summary

The estimated Capital Investment Value as at 14 May 2019 for the proposed fit out works is \$11,246,379.00 excluding GST.

The capital investment value has been assessed in accordance with the NSW Department of Planning – Planning Circular No. PS 10-008 dated 10 May 2010 under the Environmental Planning and Assessment Regulation 2000.

3. Project Scope

This Cost Estimate of Capital Investment Value is prepared for the proposed fit out works at the IMAX comprise the following: -

- Fit out works to the Ground level, Level 1, Level 2 and Protection Room at Level 5 of IMAX

4. Basis of Cost Estimate

This Cost Estimate of the Capital Investment Value of the proposed fit out works has been prepared based on the following information:-

- Architectural set of drawings (dated on 8 March 2019)

This preliminary cost estimate is priced at market rates for major recreational project works on the basis of competitive lump sum tenders with escalation during the construction period included in the cost.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including schematic services design, specifications and development consent conditions are available.

5. List of Exclusions

- Works to Cool Room area
- All structural works, facade and envelope, roof and services infrastructure, as form part of base building works
- Land costs and land acquisition costs.
- Interest/ Finance/ Legal Fees.
- Council & Authority Fees, Construction Certificates, Licenses, Levies and Permits
- License costs such as continuing use rights, purchase of water entitlement, etc.
- Costs associated with changes to legislation.
- Works outside project boundaries.
- Underpinning of neighboring / adjacent structures
- General inventory and consumables.
- Contingencies
- Future increase in costs from date of this estimate to date of actual commencement of construction.
- Goods and Service Tax (GST).

6. Summary of Cost Estimate

Please refer to Appendix A for the Summary of Cost Estimate.

Appendix A – Cost Estimate Summary

Ref.	Description	Quantity	Unit	Rate	Total
SUMMARY					
1	EXTERNAL WALLS & WINDOWS				EXCL
2	STAIRS				0
3	INTERNAL WALLS				139,900
4	INTERNAL SCREENS/GLAZING				215,800
5	INTERNAL DOORS				104,800
6	WALL FINISHES				1,563,696
7	FLOOR FINISHES				524,951
8	CEILING FINISHES				922,775
9	FITMENTS				738,430
10	HYDRAULIC SERVICES				142,540
11	MECHANICAL SERVICES				942,350
12	FIRE SERVICES				236,016
13	ELECTRICAL SERVICES				763,230
14	VERTICAL TRANSPORTATION				218,418
15	BUILDER WORKS IN CONNECTION WITH SERVICES (3%)				69,077
16	PRELIMINARIES (15%)				987,297
17	MARGIN (5%)				329,099
	SUBTOTAL				7,898,379
18	FIT-OUT WORKS CARRIED OUT BY IMAX				2,868,000
19	CONSULTANT FEES				480,000
	TOTAL (Excl. Contingency & GST)				11,246,379

Assumptions

- 20 Assumed all the internal walls as stud partition walls
- 21 Allowed Impactchek plasterboard to Lobby area
- 22 Allowance for light weight structure for tiered seating as per Imax Cinema - Grocon Outline Scope of Works

Exclusions

- 23 Works to Cool Room area
- 24 All structural works, facade and envelope, roof and services infrastructure, as form part of base building works
- 25 Works beyond the site boundary, unless otherwise noted.
- 26 Underpinning of neighboring / adjacent structures.
- 27 Financing Costs, Holding Costs and other Costs not noted in the Main Summary of Costs.
- 28 Costs associated with changes to legislation.
- 29 Council & Authority Fees, Construction Certificates, Licenses, Levies and Permits.
- 30 Contingencies
- 31 GST
- 32 Escalation past Mar 2019