

Cost Plan 2

Allambie Cottages Kurrajong Heights

Barker Ryan Stewart & TFNSW

MBM Job Number
1365-0006

18 March **2024**

Cost Estimate 2

Version	Prepared By	Reviewed By	Date
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1. Executive Summary

MBM have been engaged by Barker Ryan Stewart & TFNSW to prepare a cost estimate report for the proposed relocation and reconstruction of the heritage listed Allambie Cottage located at Kurrajong Heights.

The works comprise demolition, hazmat removal, re-salvage works, relocation and reconstruction of a 460m2 heritage listed cottage.

The Estimated project totals **\$5,139,317 Excluding GST**. This estimate includes builders' preliminaries, margin, professional fees, authority fees, escalation and contingency.

The estimate includes assumptions, allowances and exclusions which should be read in conjunction with the entire report. Please refer to the cost summary below and breakup attached for specific inclusions and exclusions.

2. Cost Estimate Summary

2.1. Cost Estimate Summary

The below is a summary of the project costs.

REF	DESCRIPTION	ESTIMATED COST \$
1	Total Trade Works	\$3,250,749
2	Preliminaries (18%)	\$585,135
3	Margin (5%)	\$191,794
4	Gross Construction Cost	\$4,027,678
5	Professional Fees (8%)	\$322,214
6	Authority Fees (2%)	\$80,554
7	Escalation - June 2025 (6%)	\$241,661
8	Total Project Cost Excl Contingency	\$4,672,106
9	Contingency (10%)	\$467,211
10	Total Project Cost Incl Contingency	\$5,139,317

For detailed breakdown of the above cost please refer to the attached cost break down in Appendix A.

3. Basis of the Estimate

3.1. Scope of Works/Inclusions

The following works are included in the estimate:

- Demolition works.
- Preliminaries.
- Margin.
- Professional Fees.
- Authority Fees.
- Escalation.
- Contingency.

3.2. Assumptions & Exclusions

The following assumptions have been made in regards to this estimate:

- Up to 20% of sandstone, window frames and external weatherboards can be re-salvaged from the existing building to be demolished.
- Tier 3 builder.
- Allowance for x 2 bathroom and 1 x domestic kitchen.
- Allowance noted within cost plan to dispose of first 300mm of soil as Asbestos/GSW - \$350k.
- Allowance noted within cost plan to carefully remove salvageable materials - \$30k
- Hazmat removal included assuming contamination is asbestos – no allowance for lead dust removal.

- Water tank removal included – scope to be further defined.
- All external works/services are provisional - no design available at time of estimate.
- Full geotechnical report not available at time of estimate. Allowances for standard pad footings to 1m high + use of sandstone as interpretation of original design - Scope TBC.
- Escalation - June 2025.
- Professional Fees - 8%.
- Authority Fees – 2%.
- Contingency - 10%.

The following are excluded from this estimate:

- Cut into rock - Excluded
- Ground water management - Excluded
- Flood/Bush fire works - Excluded
- External HV/LV Infrastructure - Excluded
- Council infrastructure - Excluded
- Works Outside Boundary - Excluded
- CCTV - Excluded
- Legal Fees- Excluded
- Property purchase costs - Excluded
- Delay cost s- Excluded
- Dilapidation reports - Excluded
- Council requirements - Excluded
- Financing charges - Excluded
- Out of hours works - Excluded
- Items noted “EXCL” in the Cost Plan
- Operations and maintenance cost - Excluded
- Staging - Excluded
- Design requirements with associated charges to the BCA - Excluded
- Compliance with the Disability Discrimination Act - Excluded
- Potential material shortages associated with the inability to procure due to closed borders etc - Excluded
- Program delays associated with labour and material shortages/supply chain impacts - Excluded
- Any possible delays and costs alterations due to the outcomes of COVID-19 - Excluded
- GST - Excluded.

4. Potential Price Range

Whilst MBM's cost plan is intended to reflect the likely overall cost of construction based on the current conceptual design, MBM suggest that a range of costs is considered given the preliminary nature of the documentation and project stage.

MBM recommends the following Construction cost range be considered:



HIGH RANGE - \$6.3M

This cost represents an estimate where all contingencies and provisional allowances are expended. This range also allows for more extensive works than is currently documented and potential increases in material costs, construction methodology and latent conditions.

CURRENT ESTIMATED COST - \$5.2M

This Estimate reflects the current level of documentation and our understanding of the project. The rates used in the estimate are based on recent, market costs for other heritage projects. While this initial estimate is based on high level feasibility documentation, it is intended to reflect the likely project cost.

LOW RANGE - \$4.8M

For this sum to be achievable savings will need to be achieved via the following adjustments to the current scope:

- preliminaries reduction as a result of rationalised approach to methodology, contingencies not expended in full, an increased level of competition amongst contractors at the time of tender, less than expected inflation and further testing/design certainty.

5. Appendix A

Cost Break-Up



Allambie Kurrajong Heights

Allambie Cottage - Cost Estimate 2

Barker Ryan Stewart

1365-0006



Allambie Kurrajong Heights

Barker Ryan Stewart

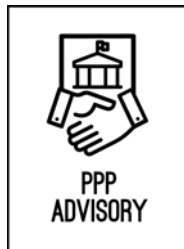
Allambie Cottage - Cost Estimate 2



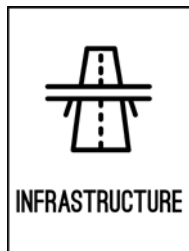
BUILDING
CONSULTANCY



TAX & ASSETS
SERVICES



PPP
ADVISORY



INFRASTRUCTURE



FACILITIES
MANAGEMENT
ADVISORY



EXPERT
WITNESS



Project Number: 1365-0006

Reviewed By: Nigel Ho

Prepared By: Angela Irga

Document Title

Issued To:

Issue Date:

Cost Estimate 02

Barker Ryan Stewart / TFNSW

18/03/2024



SUMMARY



Client: Barker Ryan Stewart
Project: Allambie Kurrajong Heights

Details: Allambie Cottage - Cost Estimate 2
1365-0006
Date - 18/03/2024

Code	Description	Page	% of Cost	Cost/m2	Total
1	DEMOLITION / SITE CLEARANCE	4	13.87		713,053
2	SUBSTRUCTURE	4	8.31		427,000
3	COLUMNS	4	0.81		41,400
4	UPPER FLOORS				N/A
5	STAIRCASES				INCL
6	ROOF	5	5.04		259,035
7	EXTERNAL WALLS & WINDOWS	5	9.15		470,415
8	EXTERNAL DOORS	5	0.14		7,100
9	INTERNAL WALLS & SCREENS	5	4.59		236,005
10	INTERNAL DOORS	5	0.25		13,000
11	WALL FINISHES	5	0.74		37,945
12	FLOOR FINISHES	6	1.45		74,300
13	CEILING FINISHES	6	3.01		154,650
14	JOINERY	6	3.21		165,000
15	FITMENTS	6	1.09		56,000
16	HYDRAULIC SERVICES	7	2.64		135,872
17	MECHANICAL SERVICES	7	1.38		71,070
18	FIRE SERVICES	7	0.32		16,583
19	ELECTRICAL SERVICES INCL COMMUNICATIONS & IT	7	1.96		100,734
20	VERTICAL TRANSPORTATION				N/A
21	EXTERNAL SERVICES	8	2.10		107,800
22	EXTERNAL WORKS & LANDSCAPING	8	3.19		163,786
23	NETT CONSTRUCTION COST TOTAL		63.25		3,250,749
24	PRELIMINARIES - 18%		11.39		585,135
25	MARGIN - 5%		3.73		191,794
26	TOTAL BUILDING WORKS		78.37		4,027,678
27	CONSULTING FEES - 8%		6.27		322,214
28	AUTHORITY FEES - 2%		1.57		80,554
29	ESCALATION TO JUNE 2025 - 6%		4.70		241,661
30	TOTAL PROJECT COST EXC CONTINGENCY		90.91		4,672,106
31	CONTINGENCY - 10%		9.09		467,211
32	TOTAL PROJECT COST INCL CONTINGENCY		100.00		5,139,317

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

Project Total (excl GST): 5,139,317

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
1	DEMOLITION / SITE CLEARANCE				
1.1	DEMOLITION				
1.2	Allowance to remove trees	1	No	500.00	500
1.3	Allowance to remove existing water tank concrete including infill	1	Item	15,000.00	15,000
1.4	Allowance to remove house structure	460	m2	150.00	69,000
1.5	E/O Removal of hazmat materials	460	m2	300.00	138,000
1.6	E/O Careful extraction of materials to be re-used	1	PS	30,000.00	30,000
1.7	SITE PREPERATION				
1.8	<u>Services Diversions - Excluded</u>		Note		
1.9	Allowance for site clearance	1,637	m2	15.00	24,555
1.10	BULK EARTHWORKS				
1.11	<u>Disposal of soil - Excluded</u>		Note		
1.12	<u>Latent conditions - Excluded</u>		Note		
1.13	<u>Removal and management of hazardous waste - Excluded</u>		Note		
1.14	<u>Cut into rock - Excluded</u>		Note		
1.15	<u>Import Fill - Excluded (TBC)</u>		Note		
1.16	<u>Ground water management - Excluded</u>		Note		
1.17	<u>Assumed works to achieve balance Cut/fill</u>		Note		
1.18	Allowance to Cut to 300mm to all on grade areas	491	m3	24.00	11,784
1.21	Allowance to dispose as ACM first 100mm across site	295	t	500.00	147,297
1.22	Allowance to dispose as GSW second 200mm across site	589	t	350.00	206,215
1.23	Allowance for import fill	884	t	80.00	70,702
					713,053
2	SUBSTRUCTURE				
2.1	PILING				
2.2	Piling noted to be excluded		Note		
2.3	PIERS/COLUMNS				
2.4	Allowance for standard pad footings and columns up to 1m high	460	m2	250.00	115,000
2.5	Allowance for sandstone piers/columns reuse as feature substructure	50	m2	2,000.00	100,000
2.6	TIMBER STRUCTURE				
2.7	Allowance for raised timber framed structure	460	m2	450.00	207,000
2.8	TERMITE PROTECTION				
2.9	Allowance for termite protection	1	item	5,000.00	5,000
					427,000
3	COLUMNS				
3.1	Allowance based on GFA	460	m2	90.00	41,400
					41,400



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Code	Description	Quantity	Unit	Rate	Amount
6	ROOF				
6.1	METAL ROOFING				
6.2	Metal deck roof	460	m2	90.00	41,400
6.3	Metal deck roof structure based on 25kg/m2	460	m2	375.00	172,500
6.4	Flashings	165	m	100.00	16,500
6.5	<u>Drainage as follows:</u>				
6.6	Allowance for eaves gutters to perimeter	122	m	120.00	14,640
6.7	Allowance for box gutters including boarding, mitred angles and stopped ends	27	m	275.00	7,425
6.8	Allowance for gully	15	m	150.00	2,250
6.9	Allowance for downpipes x 12 x 3m high	36	m	120.00	4,320
					259,035
7	EXTERNAL WALLS & WINDOWS				
7.1	WEATHERBOARD				
7.2	Timber weather board to 70% of external wall area up to 3m high	209	m2	550.00	114,950
7.3	Reuse of weather board - up to 20%	52	m2	825.00	43,065
7.4	GLAZING				
7.5	Double hung heritage style windows and frames to 30% of external wall area up to 3m high - Allowance for 80% brand new	90	m2	2,500.00	225,000
7.6	Double hung heritage style windows and frames to 30% of external wall area up to 3m high - Allowance for 20% reuse	23	m2	3,800.00	87,400
					470,415
8	EXTERNAL DOORS				
8.1	Solid Single Leaf Entry Doors - with heritage style framing	2	No	1,800.00	3,600
8.2	Solid Double Leaf Entry Doors - with heritage style framing	1	No	3,500.00	3,500
					7,100
9	INTERNAL WALLS & SCREENS				
9.1	Allowance for internal light weight walls	236	m2	230.00	54,280
9.2	Allowance for furring channel and plasterboard walls to external skin	261	m2	125.00	32,625
9.3	E/O Allowance for architraves and moldings	497	m2	300.00	149,100
					236,005
10	INTERNAL DOORS				
10.1	Single leaf hollow core doors including framing, hardware and paint finish - Allowance TBC	10	no	1,300.00	13,000
					13,000
11	WALL FINISHES				
11.1	PAINT				
11.2	Allowance for internal light weight walls to be painted	472	m2	35.00	16,520
11.3	Allowance for plasterboard walls to external skin to be painted	261	m2	35.00	9,135



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Code	Description	Quantity	Unit	Rate	Amount
11.4	<u>TILING</u>				
11.5	Wall tile to bathroom & laundries, assuming 50m2	50	m2	165.00	8,250
11.6	Splash back to kitchens, assuming 6m2	6	m2	160.00	960
11.7	E/O Allowance for waterproofing to above	56	m2	55.00	3,080
					37,945
12	FLOOR FINISHES				
12.1	<u>INTERNAL</u>				
12.2	Allowance for polished floor finishes - timber	420	m2	150.00	63,000
12.3	Allowance for tiling to laundry + bathroom + kitchen	40	m2	215.00	8,600
12.4	<u>EXTERNAL</u>				
12.5	Entry Way - allowance for tiles	10	m2	215.00	2,150
12.6	Allowance for waterproofing to above	10	m2	55.00	550
					74,300
13	CEILING FINISHES				
13.1	<u>INTERNAL</u>				
13.2	Plasterboard ceiling generally	420	m2	110.00	46,200
13.3	Allowance for moisture resistant plasterboard ceiling to Bathroom and Laundry (20m2)	40	m2	120.00	4,800
13.4	Paint to above	460	m2	40.00	18,400
13.5	Allowance for decorative finishes - Scope TBC	460	m2	150.00	69,000
13.6	<u>EXTERNAL</u>				
13.7	<u>Fibre cement sheeting to the following areas</u>				
13.8	Entry Way	10	m2	125.00	1,250
13.9	<u>Finishes</u>				
13.10	Allowance for paint to external soffit on apron	1	Item	10,000.00	10,000
13.11	Allowance for decorative finishes - Scope TBC	1	Item	5,000.00	5,000
					154,650
14	JOINERY				
14.1	General allowance for joinery to half house (budget allowance)	230	m2	500.00	115,000
14.2	E/O Allowance for domestic kitchen joinery	1	PS	50,000.00	50,000
14.3	<u>Commercial kitchen - excluded</u>		Note		
					165,000
15	FITMENTS				
15.1	<u>FF&E</u>				
15.2	Sanitary fitments	2	no	1,500.00	3,000
15.3	<u>APPLIANCES</u>				
15.4	<u>Commercial Kitchen Equipment - Excluded</u>		Note		
15.5	Residential Kitchen and laundry - Oven + cook top + washing machine	1	PS	10,000.00	10,000

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Code	Description	Quantity	Unit	Rate	Amount
15.6	<u>WINDOW BLINDS</u>				
15.7	Windows blinds/curtains	112	m2	250.00	28,000
15.8	<u>OTHER</u>				
15.9	Allowance for plaques	1	PS	10,000.00	10,000
15.10	Allowance for miscellaneous items	1	item	5,000.00	5,000
					56,000
16	HYDRAULIC SERVICES				
16.1	Allowance for hydraulic services (excludes sanitary fixtures)	460	m2	275.00	126,500
16.2	<u>SANITARY FIXTURES</u>				
16.3	WC (X 2)	2	no	1,050.00	2,100
16.4	Basin (X 2)	2	no	385.00	770
16.5	Tapware to above (X 2)	2	no	190.00	380
16.6	Bathtub (X 2)	2	no	140.00	280
16.7	Tapware to above (X 1)	1	no	195.00	195
16.8	Laundry tub (X 1)	1	no	400.00	400
16.9	Tapware to above (X 1)	1	no	170.00	170
16.10	Kitchen sink (X 1)	1	no	320.00	320
16.11	Tapware to above (X 1)	1	no	260.00	260
16.12	Floor waste (X 4)	4	no	135.00	540
16.13	BWIC (3%)	1	item	3,957.45	3,957
					135,872
17	MECHANICAL SERVICES				
17.1	Allowance for mechanical services - split system	460	m2	150.00	69,000
17.2	Allow for exhaust fans to bathrooms	2	No	1,800.00	INCL
17.3	Allow for exhaust fans to domestic kitchen	1	No	2,300.00	INCL
17.4	BWIC (3%)	1	item	2,070.00	2,070
					71,070
18	FIRE SERVICES				
18.1	Allowance for dry fire services	460	m2	35.00	16,100
18.2	Allowance for fire sprinklers	460	m2	60.00	EXCL
18.3	BWIC (3%)	1	item	483.00	483
					16,583
19	ELECTRICAL SERVICES INCL COMMUNICATIONS & IT				
19.1	Allowance for electrical services	460	m2	130.00	59,800
19.2	Allowance for security/CCTV	460	m2	50.00	23,000
19.3	Allow for 10kW solar	10	kW	1,500.00	15,000
19.4	BWIC (3%)	1	Item	2,934.00	2,934

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Code	Description	Quantity	Unit	Rate	Amount
					100,734
21	EXTERNAL SERVICES				
21.1	<u>All Items below are allowances - no design available at time of estimate</u>		Note		
21.2	<u>No allowance for upgrade of council infrastructure</u>		Note		
21.3	STORMWATER				
21.4	<u>Relocation of existing stormwater mains is excluded</u>		Note		
21.5	Allowance for mains connections - assumed	1	Item	5,000.00	5,000
21.6	OSD Tank - Excluded		Note		EXCL
21.7	Allowance for 100mm diam stormwater line including excavation - assumed	20	m	325.00	6,500
21.8	Allowance for stormwater pits including excavation - assumed	2	No	4,500.00	9,000
21.9	SEWER				
21.10	<u>Relocation of existing sewer mains is excluded</u>		Note		
21.11	Allowance for new septic tank	1	Item	5,500.00	5,500
21.12	Allowance for mains connections	1	Item	5,000.00	5,000
21.13	Allowance for 100mm diam sewer line	20	m	325.00	6,500
21.14	Sewer man hole		Note		EXCL
21.15	RECYCLED WATER				
21.16	Allowance for rainwater tanks - assumed	2	No	10,000.00	20,000
21.17	POTABLE WATER				
21.18	Allowance for mains connections - assumed	1	Item	20,000.00	20,000
21.19	Allowance for 50-100mm diam cold water line - assumed	20	m	170.00	3,400
21.20	ELECTRICAL & COMMUNICATION SERVICES				
21.21	<u>CCTV - Excluded</u>		Note		EXCL
21.22	<u>Substations - Excluded</u>		Note		EXCL
21.23	<u>HV Upgrades - Excluded</u>		Note		EXCL
21.24	Allowance for external lighting - Provisional allowance	1	PS	3,500.00	3,500
21.25	Allowance for inground conduits and wiring - assumed	20	m	175.00	3,500
21.26	Allowance for communication cables to node - assumed	20	m	175.00	3,500
21.27	Allowance for electrical pit	1	No	4,000.00	4,000
21.28	Allowance for communications pit	1	No	4,000.00	4,000
21.29	GAS SERVICES				
21.30	Allowance for mains connections - assumed	1	Item	5,000.00	5,000
21.31	Allowance for gas main	20	m	170.00	3,400
21.32	FIRE SERVICES				
21.33	<u>Assumed nil fire services to premises</u>		Note		EXCL
21.34	<u>Booster system - Excluded (Noted Risk)</u>		Note		EXCL
					107,800
22	EXTERNAL WORKS & LANDSCAPING				
22.1	<u>It is noted no design available at time of estimate</u>		Note		



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Code	Description	Quantity	Unit	Rate	Amount
22.2	<u>BOUNDARY WALLS, FENCES & GATES</u>				
22.3	<u>Neighboring fence replacement - Excluded</u>		Note		
22.4	<u>Retaining walls - Excluded</u>		Note		
22.5	1500mm high painted picket fencing	82	m	150.00	12,300
22.6	Allowance for gates	2	No	450.00	900
22.7	<u>ROADS, FOOTPATHS & PAVED AREAS</u>				
22.8	Allowance for driveway/visitor parking	150	m2	275.00	41,250
22.9	Allowance for uncovered footpaths & entry ways	60	m2	150.00	9,000
22.10	Allowance for entry crossings	1	Item	10,000.00	10,000
22.11	<u>OUTBUILDINGS & COVERED WAYS</u>				
22.12	<u>Assumed not applicable</u>		Note		
22.13	<u>LANDSCAPING & IMPROVEMENTS</u>				
22.14	<u>Soft Landscaping</u>				
22.15	Allowance for trees	10	No	500.00	5,000
22.16	Allowance for new turf - 75% of landscape areas	770	m2	45.00	34,661
22.17	Allowance for mass gardens - 25% of landscape areas	257	m2	100.00	25,675
22.19	Allowance for plants establishment	1	item	2,000.00	2,000
22.20	<u>Hard Landscaping</u>				
22.21	Allowance for external staircases	4	m/rise	3,000.00	12,000
22.22	Mailboxes	1	No	1,000.00	1,000
22.23	Ramps - Allowance	1	Item	10,000.00	10,000

163,786

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Details: Allambie Cottage - Cost Estimate 2
1365-0006
Date - 18/03/2024

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

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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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