NOVEMBER 2019

FEASIBILITY ESTIMATE

SITE REDEVELOPMENT OPTIONS

RSPCA ACT

Prepared For

RSPCA

Submitted on

5 NOVEMBER 2019

Prepared By

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Our Ref

1951-1

Project number

1951

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TABLE OF CONTENTS

AUTHORISATION

Revision	This report has been prepared by	Authorised for issue by	Date
0	Personal information	[redacted]	04-11-2019

BASIS OF ESTIMATE

This **Concept Feasibility Estimate** has been prepared to indicate the probable capital cost requirements of the proposed site redevelopments options for the RSPCA

The total Gross Floor Area (GFA) of all the option affected by the works:

1. Option 1 - RSPCA – 4,482 m2
2. Option 2 – RSPCA and AW Dogs – 5,345 m2
3. Option 3 – RSPCA and DAS – 6,321m2

The costs in this report are based upon the following: -

1. Documents as listed in the documents section
2. Assumptions are based upon similar recent facilities and structures
3. Broad assumptions/allowance have been included for estimate on a new site
4. As this is a high-level estimate and detail designs are not available GFA rates have been used for the different building functions

This Estimate is provided as an **"order of magnitude"** to an accuracy of +/-30% and is provided for indicative planning purposes only. As the scope is developed RLB can update the estimate or to include further details as they become available and provide more accurate estimates.

ITEMS SPECIFICALLY INCLUDED

Specifically included in this estimate are the following: -

1. A contingency of 10% is allowed for design and construction and 5% for Client Contingency
2. Escalation has been based on the 3.0% per annum
3. It is assumed that the project will be procured using lump sum delivery
4. Design Consultants, PM and QS Fees

ITEMS SPECIFICALLY EXCLUDED

In compiling this estimate no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost:

Major services upgrades or diversions

a) Cost associated with discovery or removal of artefacts
b) Removal of Hazardous Material
c) Computer equipment (desktops, servers etc.)
d) Works outside the boundary of the site
e) Work at penalty rates (assumed not applicable)
f) 5-Star Green-star compliance or extensive ESD initiatives
g) Client direct costs incurred to date

h) External Project Management fees

i) Legal costs

j) Finance and interest charges

k) Effect of foreign exchange currency fluctuations

l) Land Costs/Revenues

m) Art-works

n) Australian Goods and Services Tax (10%)

DOCUMENTS

The following documents have been used in preparing this estimate:

- COX Architecture Schedule of Accommodation received 1 November 2019

ESTIMATE DETAILS

RSPCA ACT

Preliminary Master Plan Estimate

SUMMARY

EXISTING SITE

OPTION 1A - RSPCA

Rates Current At OCTOBER 2019

	Location	QTY	UNIT	Rate	Total Cost
1	Parking to Kilpatrick Street	513.00	m2	$195	$100,000.00
2	Staff and Volunteer Parking	1,426.00	m2	$70	$100,000.00
3	Potential Visitor Parking	845.00	m2	$71	$60,000.00
4	Brackenreg Road and associated external works	4,446.00	m2	$65	$290,000.00
5	RSPCA Building Works	4,482.00	m2	$5,058	$22,670,000.00
			ESTIMATED TOTAL COST		**$23,220,000.00**

OPTION 2A - RSPCA & AW DOGS

	Location	QTY	UNIT	Rate	Total Cost
1	Parking to Kilpatrick Street	513.00	m2	$195	$100,000.00
2	Staff and Volunteer Parking	1,426.00	m2	$70	$100,000.00
3	Potential Visitor Parking	845.00	m2	$71	$60,000.00
4	Brackenreg Road and associated external works	4,446.00	m2	$65	$290,000.00
5	RSPCA Building Works	5,345.00	m2	$4,896	$26,170,000.00
			ESTIMATED TOTAL COST		**$26,720,000.00**

OPTION 3A - RSPCA & DAS

	Location	QTY	UNIT	Rate	Total Cost
1	Parking to Kilpatrick Street	513.00	m2	$195	$100,000.00
2	Staff and Volunteer Parking	1,426.00	m2	$70	$100,000.00
3	Potential Visitor Parking	845.00	m2	$71	$60,000.00
4	Brackenreg Road and associated external works	4,446.00	m2	$65	$290,000.00
5	RSPCA Building Works	6,321.00	m2	$5,018	$31,720,000.00
			ESTIMATED TOTAL COST		**$32,270,000.00**

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RSPCA ACT

Preliminary Master Plan Estimate

SUMMARY

NEW SITE - TBA

OPTION 1B - RSPCA

	Location	QTY	UNIT	Rate	Total Cost
1	Allowance Parking				$750,000.00
2	RSPCA Building Works	4,482.00	m2	$5,058	$22,670,000.00
3	Allowance for external services, additional landscaping and latent conditions				$2,500,000.00
4	Allowance for additional relocation costs				$150,000.00
			ESTIMATED TOTAL COST		**$26,070,000.00**

OPTION 2B - RSPCA

	Location	QTY	UNIT	Rate	Total Cost
1	Allowance Parking				$750,000.00
2	RSPCA Building Works	$5,345.00	m2	$4,896	$26,170,000.00
3	Allowance for external services, additional landscaping and latent conditions				$2,500,000.00
4	Allowance for additional relocation costs				$150,000.00
			ESTIMATED TOTAL COST		**$29,570,000.00**

OPTION 3B - RSPCA

	Location	QTY	UNIT	Rate	Total Cost
1	Allowance Parking				$750,000.00
2	RSPCA Building Works	$6,321.00	m2	$5,018	$31,720,000.00
3	Allowance for external services, additional landscaping, site infrastuture and latent conditions				$2,500,000.00
4	Allowance for additional relocation costs				$150,000.00
			ESTIMATED TOTAL COST		**$35,120,000.00**

RSPCA ACT
OPTION 1A - RSPCA
RSPCA Building Works

Rates Current At OCTOBER 2019

	Location	QTY	UNIT	Rate	Total Cost
1	New Reception, Vet Clinic and Inspector offices (1)	2,060.00	m2	$3,200	$6,592,000.00
2	Education and Training Centre (6)	incl	m2	$2,600	incl
3	Store Room/laundry (4)	220.00	m2	$1,800	$396,000.00
4	Cattery	284.00	m2	$1,600	$454,400.00
5	Adoption Kennels (14)	126.00	m2	$2,900	$365,400.00
6	Kennels (56)	760.00	m2	$1,600	$1,216,000.00
7	Boarding & Grooming	360.00	m2	$2,900	$1,044,000.00
8	Small animals (other)	205.00	m2	$1,600	$328,000.00
9	Quatantine Facilities (7)	104.00	m2	$2,400	$249,600.00
10	Assessment Area	180.00	m2	$2,400	$432,000.00
11	Whelping and Yards (8)	63.00	m2	$1,900	$119,700.00
12	Barn and Yards (9)	120.00	m2	$950	$114,000.00
13	External Works - Paving	2,000.00	m2	$120	$240,000.00
14	External Works - Yards and landscaping, fencing	5,518.00	m2	$90	$496,700.00
15	Demolition of Existing Buildings	1,000.00	m2	$200	$200,000.00
		4,482.00			
			ESTIMATED NET COST		**$12,247,800.00**
	Preliminaries & supervision costs			16.00%	$1,959,700.00
	Margin & Overhead			5.00%	$710,400.00
	GROSS CONSTRUCTION COST (GCC)				**$14,917,900.00**
	Consultancy Fees			10.00%	$1,491,800.00
	Authority fees and levies			1.10%	$164,100.00
	Allow for all ICT			2.50%	$306,200.00
	Allow for all FF&E			10.00%	$1,224,800.00
	TOTAL PROJECT COST (BASE COST)				**$18,104,800.00**
	Allow 18 months to construction commencement			4.50%	$814,800.00
	Allow 16 month construction period			2.40%	$454,100.00
	SPECIAL PROVISIONS				**$1,268,900.00**
	Design 5% of GCC			5.00%	$745,900.00
	Construction 5% of GCC			5.00%	$745,900.00
	Client 5% of GCC			5.00%	$745,900.00
	CONTINGENCIES ON GCC				**$2,237,700.00**
	Operational commissioning			1.50%	$223,800.00
	Prototypes and communication			0.50%	$61,300.00
	Insurances on GCC			1.00%	$149,200.00
	Staging/Decanting			2.50%	$373,000.00
	Relocations				$250,000.00
	Artworks			0.50%	EXCL
	CLIENT DIRECT COSTS				**$1,057,300.00**
		ESTIMATED TOTAL COST			**$22,668,700.00**
	RSPCA Building Works			**$5,058**	**$22,670,000.00**

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RSPCA ACT

OPTION 2A - RSPCA & AW DOGS

RSPCA Building Works

Rates Current At OCTOBER 2019

	Location	QTY	UNIT	Rate	Total Cost
1	New Reception, Vet Clinic and Inspector offices (1)	2,366.00	m2	$3,200	$7,571,200.00
2	Education and Training Centre (6)	incl	m2	$2,600	incl
3	Store Room/laundry (4)	308.00	m2	$1,800	$554,400.00
4	Cattery	284.00	m2	$1,600	$454,400.00
5	Adoption Kennels (14)	126.00	m2	$2,900	$365,400.00
6	Kennels (56)	1,106.00	m2	$1,600	$1,769,600.00
7	Boarding & Grooming	384.00	m2	$2,900	$1,113,600.00
8	Small animals (other)	205.00	m2	$1,600	$328,000.00
9	Quatantine Facilities (7)	118.00	m2	$2,400	$283,200.00
10	Assessment Area	240.00	m2	$2,400	$576,000.00
11	Whelping and Yards (8)	88.00	m2	$1,900	$167,200.00
12	Barn and Yards (9)	120.00	m2	$950	$114,000.00
13	External Works - Paving	2,000.00	m2	$120	$240,000.00
14	External Works - Yards and landscaping, fencing	4,655.00	m2	$90	$419,000.00
15	Demolition of Existing Buildings	1,000.00	m2	$200	$200,000.00
		5,345.00			
			ESTIMATED NET COST		**$14,156,000.00**
	Preliminaries & supervision costs			16.00%	$2,265,000.00
	Margin & Overhead			5.00%	$821,100.00
	GROSS CONSTRUCTION COST (GCC)				**$17,242,100.00**
	Consultancy Fees			10.00%	$1,724,300.00
	Authority fees and levies			1.10%	$189,700.00
	Allow for all ICT			2.50%	$353,900.00
	Allow for all FF&E			10.00%	$1,415,600.00
	TOTAL PROJECT COST (BASE COST)				**$20,925,600.00**
	Allow 18 months to construction commencement			4.50%	$941,700.00
	Allow 16 month construction period			2.40%	$524,900.00
	SPECIAL PROVISIONS				**$1,466,600.00**
	Design 5% of GCC			5.00%	$862,200.00
	Construction 5% of GCC			5.00%	$862,200.00
	Client 5% of GCC			5.00%	$862,200.00
	CONTINGENCIES ON GCC				**$2,586,600.00**
	Operational commissioning			1.50%	$258,700.00
	Prototypes and communication			0.50%	$70,800.00
	Insurances on GCC			1.00%	$172,500.00
	Staging/Decanting			2.50%	$431,100.00
	Relocations				$250,000.00
	Artworks			0.50%	EXCL
	CLIENT DIRECT COSTS				**$1,183,100.00**
		ESTIMATED TOTAL COST			**$26,161,900.00**
	RSPCA Building Works			**$4,896**	**$26,170,000.00**

RSPCA ACT

OPTION 3A - RSPCA & DAS

RSPCA Building Works

Rates Current At OCTOBER 2019

	Location	QTY	UNIT	Rate	Total Cost
1	New Reception, Vet Clinic and Inspector offices (1)	2,366.00	m2	$3,200	$7,571,200.00
2	Education and Training Centre (6)	incl	m2	$2,600	incl
3	Store Room/laundry (4)	308.00	m2	$1,800	$554,400.00
5	Cattery	284.00	m2	$1,600	$454,400.00
4	DAS Inspectorate	976.00	m2	$3,200	$3,123,200.00
6	Adoption Kennels (14)	126.00	m2	$2,900	$365,400.00
7	Kennels (78)	1,106.00	m2	$1,600	$1,769,600.00
8	Boarding & Grooming	384.00	m2	$2,900	$1,113,600.00
9	Small animals (other)	205.00	m2	$1,600	$328,000.00
10	Quatantine Facilities (7)	118.00	m2	$2,400	$283,200.00
11	Assessment Area	240.00	m2	$2,400	$576,000.00
12	Whelping and Yards (8)	88.00	m2	$1,900	$167,200.00
13	Barn and Yards (9)	120.00	m2	$950	$114,000.00
14	External Works - Paving	2,000.00	m2	$120	$240,000.00
15	External Works - Yards and landscaping, fencing	3,679.00	m2	$90	$331,200.00
16	Demolition of Existing Buildings	1,000.00	m2	$200	$200,000.00
		6,321.00			
		ESTIMATED NET COST			**$17,191,400.00**
	Preliminaries & supervision costs			16.00%	$2,750,700.00
	Margin & Overhead			5.00%	$997,200.00
	GROSS CONSTRUCTION COST (GCC)				**$20,939,300.00**
	Consultancy Fees			10.00%	$2,094,000.00
	Authority fees and levies			1.10%	$230,400.00
	Allow for all ICT			2.50%	$429,800.00
	Allow for all FF&E			10.00%	$1,719,200.00
	TOTAL PROJECT COST (BASE COST)				**$25,412,700.00**
	Allow 18 months to construction commencement			4.50%	$1,143,600.00
	Allow 16 month construction period			2.40%	$637,400.00
	SPECIAL PROVISIONS				**$1,781,000.00**
	Design 5% of GCC			5.00%	$1,047,000.00
	Construction 5% of GCC			5.00%	$1,047,000.00
	Client 5% of GCC			5.00%	$1,047,000.00
	CONTINGENCIES ON GCC				**$3,141,000.00**
	Operational commissioning			1.50%	$314,100.00
	Prototypes and communication			0.50%	$86,000.00
	Insurances on GCC			1.00%	$209,400.00
	Staging/Decanting			2.50%	$523,500.00
	Relocations				$250,000.00
	Artworks			0.50%	EXCL
	CLIENT DIRECT COSTS				**$1,383,000.00**
		ESTIMATED TOTAL COST			**$31,717,700.00**
	RSPCA Building Works			**$5,018**	**$31,720,000.00**