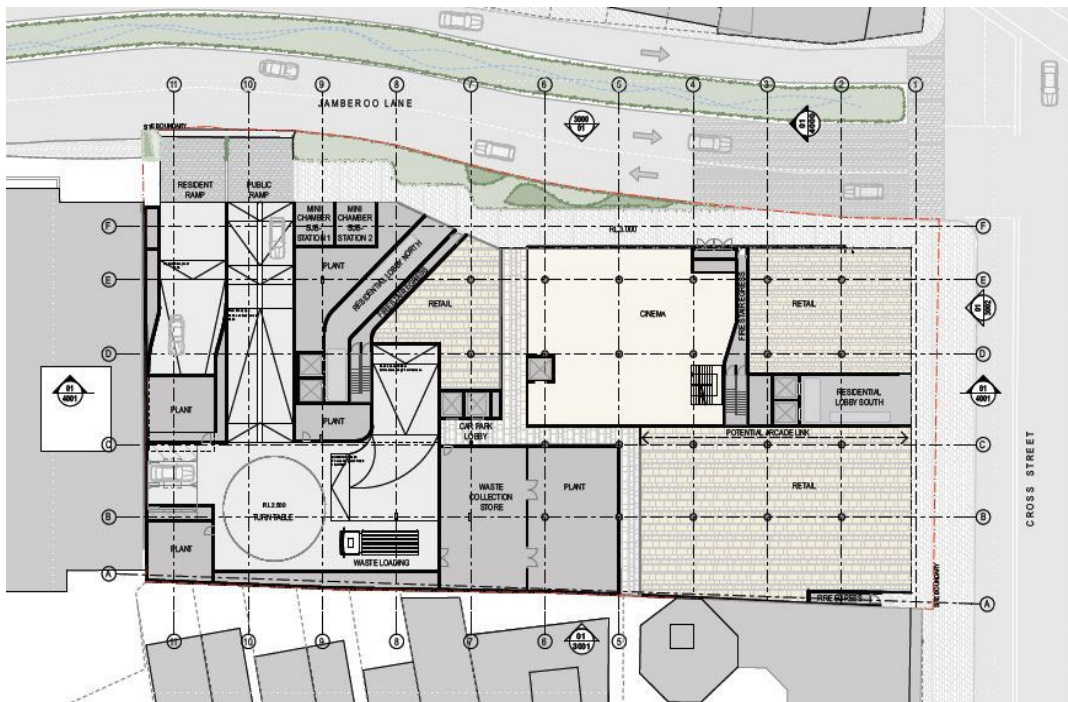


## Order of Cost

### MIXED RETAIL AND CAR PARK – 1 – 13 CROSS ST., DOUBLE BAY



PROJECT NO.: 71130.100747.000

REVIEWED BY: Niall McSweeney

DOCUMENT TITLE: MIXED RETAIL AND CAR PARK – 1 – 13 CROSS ST., DOUBLE BAY

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## Quality Information

Document: MIXED RETAIL AND CAR PARK – 1 – 13 CROSS ST., DOUBLE BAY

Project No.: 71130.100747.000

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Prepared By: Ong Zheng-Yang

Reviewed By: Niall McSweeney

### Issue Register

Version	Issue Date	Details	Authorised	
			Name (Position)	Signature
1.6	11-Mar-22	Order of Cost No.1.6	Niall McSweeney (Senior Director)	
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1.3	14-May-20	Order of Cost No.1.3	Niall McSweeney (Senior Director)	
1.2	21-Sept-18	Order of Cost No.1.2	Niall McSweeney (Senior Director)	
1.1	11-Jan-18	Order of Cost 1.1		
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# CONTENTS

1. Executive Summary .....	4
2. Project Brief .....	6
2.1 Scope of Project.....	6
3. Assumptions .....	9
3.1 Drawings & Documentation Used .....	9
3.2 Exclusions .....	10
Appendix A – Area Definition .....	11

## 1. Executive Summary

Altus Group (Altus) has been engaged by Woollarha Council to undertake an Order of Cost estimate and comment on any risk associated with the proposed new MIXED RETAIL AND CAR PARK – 1 – 13 CROSS ST., DOUBLE BAY. We have reviewed and read all documents received and assessed the possible risks involved with construction and included scope that we believe is required in order to establish a total cost. We stress that limited design details have been provided.

Please refer to Section 2 Project Brief for an outline of scope.

The Total Gross Construction Cost (G.C.C.) for the Construction works as of January 2022 is set out below. Please note these costs include Preliminaries/Margins, Contingencies and Professional Fees, however excludes, Escalation, Land, Finance, Legal, Tenancy Fit Out, etc. and GST:

**Table 1 – Summary of Cost**

ITEM	1-13 Cross St., Double Bay	GFA	RATE	TOTAL
	Site Area	3,761 m <sup>2</sup>		
	No of Public Car Park	418 No.		
1	Demolition	13,685 m <sup>2</sup>	\$260	\$3,559,000
2	Basement Bulk Excavation	1,765 m <sup>2</sup>	\$750	\$1,324,000
3	Basement Shoring Wall	1,765 m <sup>2</sup>	\$1,926	\$3,399,000
4	B1 - Cinema	1,765 m <sup>2</sup>	\$6,587	\$11,627,000
5	GF - Cinema	402 m <sup>2</sup>	\$6,587	\$2,648,000
6	GF - Retail (Cold Shell)	1,254 m <sup>2</sup>	\$2,450	\$3,073,000
7	GF - Retail BOH/Plant	628 m <sup>2</sup>	\$2,650	\$1,665,000
8	GF - Public Car Park Entry & loading dock	550 m <sup>2</sup>	\$1,750	\$963,000
9	Landscaping at GF	867 m <sup>2</sup>	\$250.00	\$217,000
10	GF - Commercial Lobby	60 m <sup>2</sup>	\$4,250	\$255,000
11	L1 - Commercial	1,566 m <sup>2</sup>	\$3,725	\$5,834,000
12	L1 - Public Car Park	1,229 m <sup>2</sup>	\$1,750	\$2,151,000
13	L2 - Public Car Park	2,795 m <sup>2</sup>	\$1,750	\$4,892,000
14	L3 - Public Car Park	2,795 m <sup>2</sup>	\$1,750	\$4,892,000
15	L4 - Public Car Park	2,795 m <sup>2</sup>	\$1,750	\$4,892,000
16	L5 - Public Car Park (Exposed)	2,795 m <sup>2</sup>	\$1,700	\$4,752,000
17	External Works Roads & crossovers			\$313,000
18	External Services			\$1,700,000
	<b>SUBTOTAL (Excl GST)</b>	<b>19,501 m<sup>2</sup></b>	<b>\$2,982</b>	<b>\$58,156,000</b>
19	Professional Fees - 7.5%			\$4,362,000
20	D & C Contingency - 10%			\$6,252,000
	<b>TOTAL (Excl GST)</b>	<b>19,501 m<sup>2</sup></b>	<b>\$3,526</b>	<b>\$68,770,000</b>

The probable order of cost would range (+/- 10%) from **\$61,893,000 to \$75,650,000 Excl. GST.**

The prices above demonstrates the range that this project, due to insufficient information we are unable to provide an accurate estimation. Please see Section 3 Assumptions for inclusions, exclusions and the documents used to prepare the Order of Cost Estimate.

It is noted that this document represents an Order of Cost Estimate only, as the detailed measurement of quantities and identification of a scope of works is limited by the low level of design information available.

Due to unclear definition of the scope of works, we have assumed considerable amount of the development scope to arrive at an opinion of cost. Please refer to Section 3 Assumptions to understand the limitations of this estimate

We stress that the Order of Cost Estimate produced by AG is high level / preliminary (at this time) and strongly recommend that it be used for review in line with status of current design information only.

To prepare a more detailed estimate, we will require: -

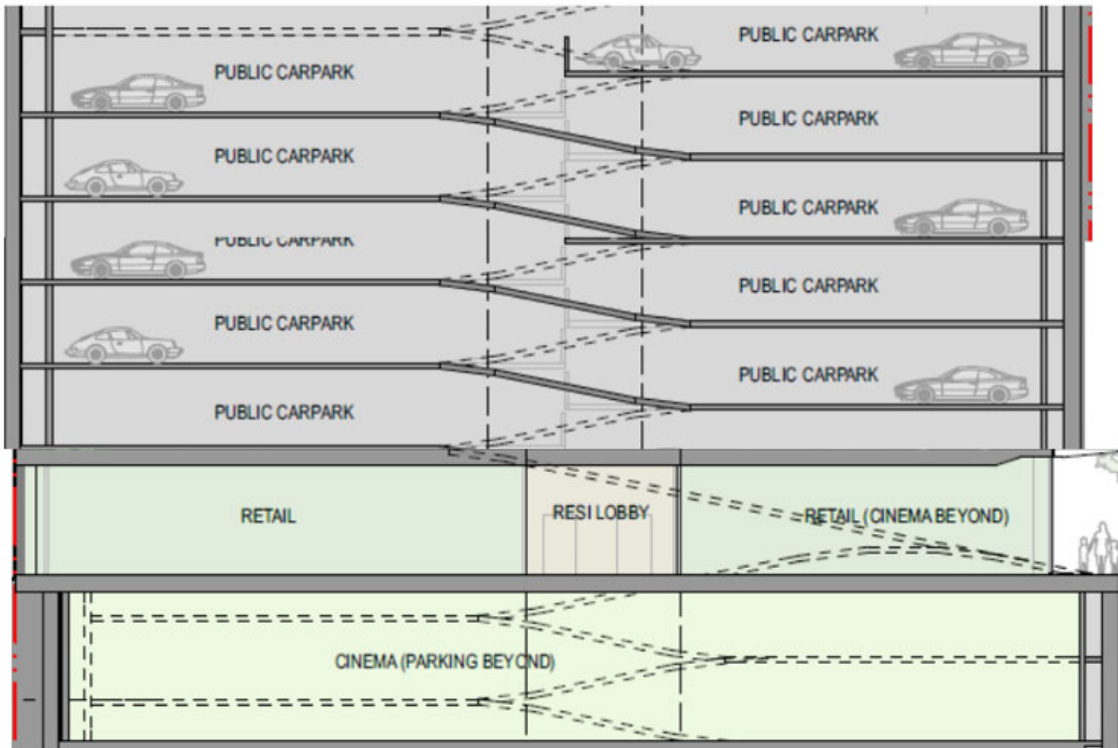
- Architectural floor plans confirming scope and functional areas
- Sufficient Sections (Demonstrating other perspectives)
- Sufficient Elevations (Northern)
- Structural Drawings
- Details of the split between the operators budget and that of the base building/developer

## 2. Project Brief

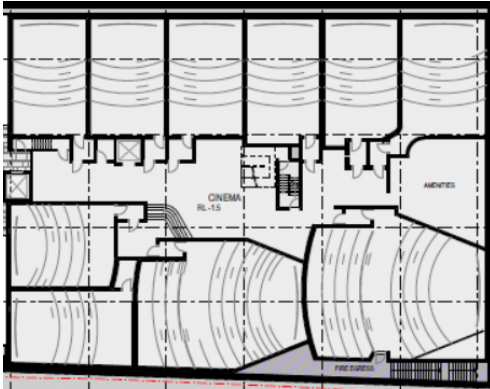
### 2.1 Scope of Project

The scope for MIXED RETAIL AND CAR PARK – 1 – 13 CROSS ST., DOUBLE BAY includes the following as illustrated in Sketch 1 below:-

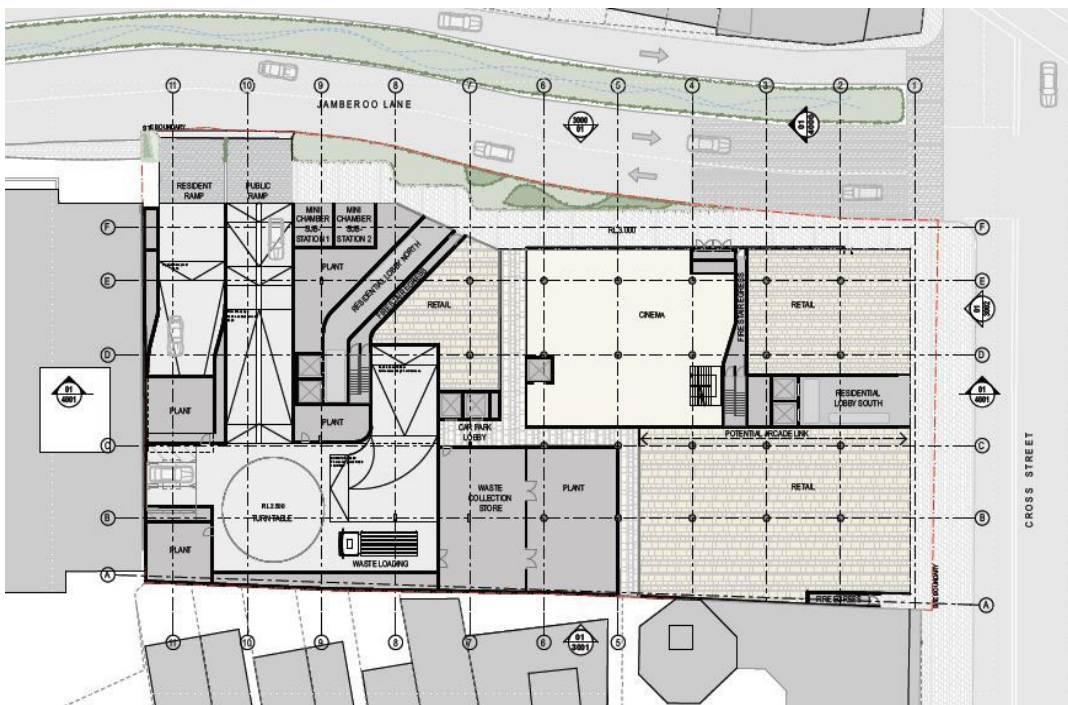
**Sketch 1 – Cross Section is graphical only and does not reflect the actual concept that is included in the costs**



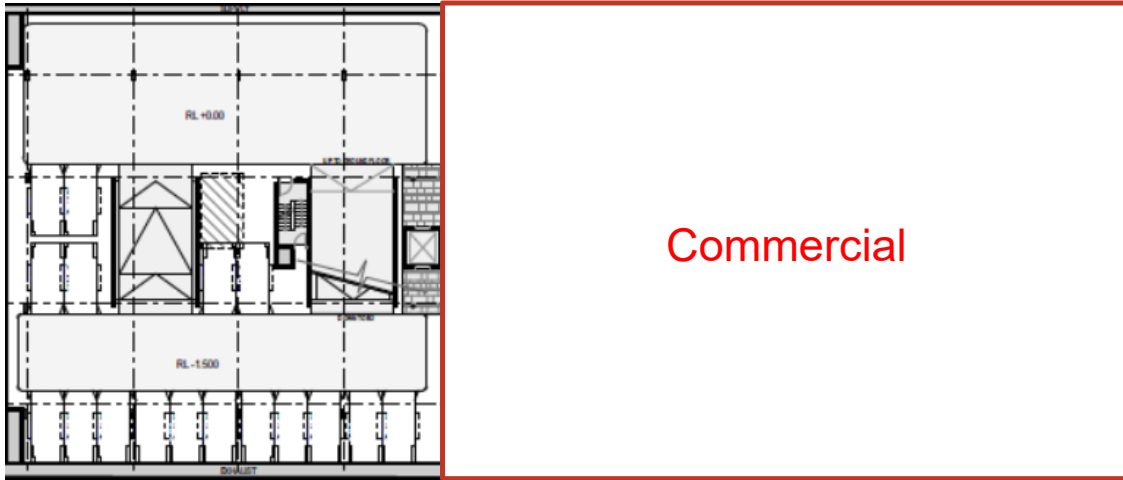
Basement 1 – Cinema Level – 1,765 m2



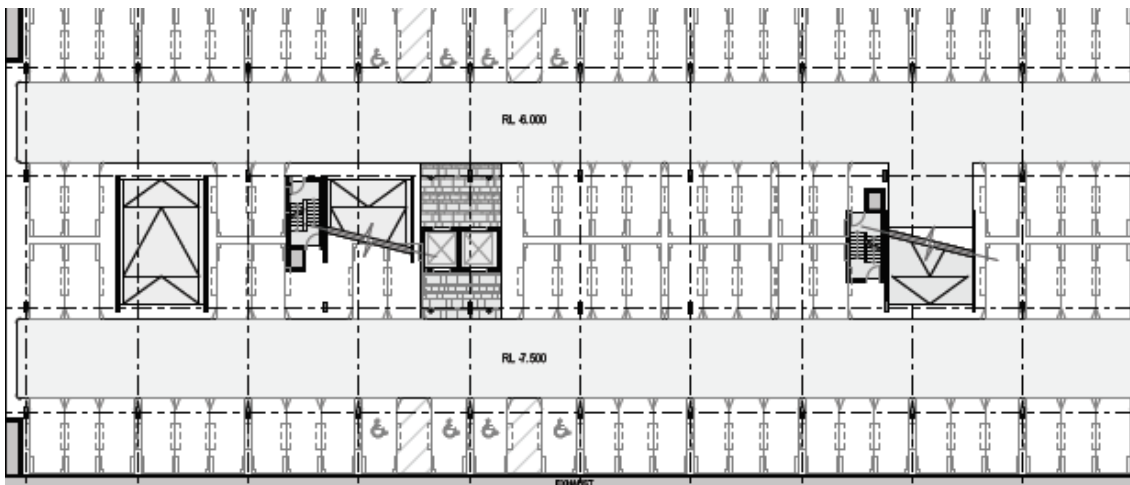
Ground Floor – **Indicative only & does not represent the actual allowance in the costing** –  
Assumed that the areas are - Retail – 1,254m2; Cinema – 402m2; Retail BOH / Plant – 628m2; Car  
Park Entry & loading dock – 550m2; Commercial Lobby – 60m2



Level 1 – Carpark – 1,229m<sup>2</sup>; Commercial – 1,566m<sup>2</sup>



Typical Car Park Level 2 – Level 5 – 2,795 m<sup>2</sup> per level





### 3. Assumptions

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#### **Demolition and Excavation & Site Remediation**

- Existing Carpark structure is 15m high
- Rock is present approximately 10m below the surface (depth varies)
- Top 500mm of ground material to be disposed of as GSW
- Ground water table is 3.0m below existing ground level, allowed for dewatering
- Allowed for 600mm dia. secant pile wall to basement perimeter, extending 13.0m below existing ground level to rock
- Allowed for temporary soil anchors

#### **Superstructure**

- No actual finished plan is available for the ground floor so the areas for the various functions are assumed to be as noted in Table 1
- Retail is Cold Shell
- Cinema is Warm Shell but no operating equipment or F&B
- No apartment floors
- GF Commercial lobby to be 60m<sup>2</sup>
- Allowed for Public Carpark from L1 – L5, L5 Carpark to be exposed, no roof
- Cinema includes services, hydraulic fitments, internal dividing walls, finishes (Wall, ceiling and floor), seats.
- The Cinema does not include for the seating the projection, F&B equipment and Box office or ticketing, assumed fit out by the operator
- Cinema, retail and commercial areas to share lift and fire stair cores

#### 3.1 Drawings & Documentation Used

This cost plan and associated measurements has been prepared based on the documentation that originated from the briefing with council on number of spaces and areas required.

## 3.2 Exclusions

The following items have been excluded in the Order of Cost Estimate:

- Legal fees, Development Management fees etc.
- Land Costs, Staging Costs, Finance Costs
- Additional works for substations
- Amendments to any plans or drawings other than those referenced for use in this cost plan;
- Taxes, levies and other charges not generally encountered in development;
- Finance costs, Legal agents fees (unless noted otherwise), Leasing Fees etc.;
- AV, Smart Parking, Auto Pay stations
- Public domain works, Works to roads and foot paths outside the site
- Any special BASIX or sustainability initiatives required as part of the development approval;
- Latent conditions including site decontamination / remediation works (unless stated otherwise), General Solid Waste (GSW)
- Artwork
- Loose furniture and fittings (tables, chairs, and loose shelving and etc.);
- Upgrade or diversion of existing services (unless noted otherwise);
- Delay costs;
- Extra or any infrastructure works necessary for development;
- Works beyond the site boundary;
- Special conditions imposed by development consent / approval;
- Archaeological works or discoveries,
- Bulk excavation for rock reuse;
- ESD allowances;
- Rainwater harvesting; OSD requirements
- Works to open spaces outside site area
- Cinema fit-out as noted above
- Central thermal plant / co-generation
- Flood mitigation measures / raising of ground levels over the Allowance noted
- Provision to import clean fill to site, if required
- Statutory Fees and Charges
- GST
- Escalation
- Disposal and / or treatment of Acid Sulphate Soils

## Appendix A – Area Definition

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The term **Gross Floor Area (GFA)** used in this document is the sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined below.

### **Fully Enclosed Covered Area (FECA)**

*The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.*

*It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.*

### **Unenclosed Covered Area (UCA)**

*The sum of all such areas at all building floor levels, including roofed balconies, open veranda's, porches and porticos, attached open covered ways alongside buildings, under crofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser.*

*UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings.*

The definitions of FECA and UCA above are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors.

**It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of floor space ratio calculations or the likes.**