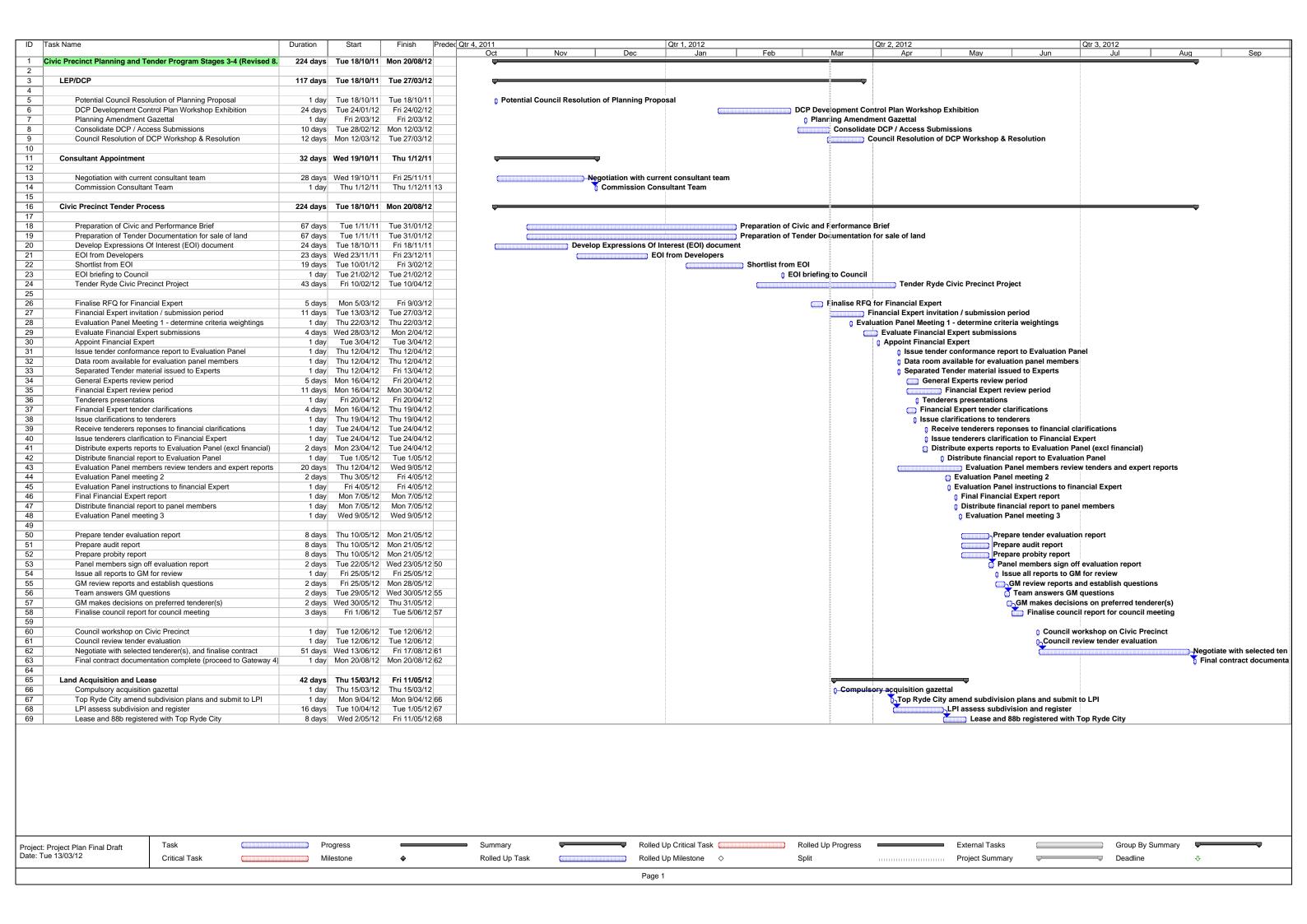
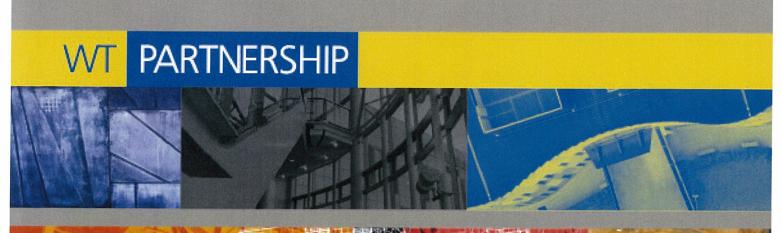


ID Ta	ask Name		Duration	Start		Jan '11 Feb '11 Mar '11 Apr '11 May '11 Jun '11 Jul '11 Aug '11 Sep '11 Oct '11 Nov '11 Dec '11
113	traffic workshops during master	lanning	30 days	Mon 7/03/11	Fri 13/05/11	10 31 21 14 4 25 16 6 27 18 8 29 19 10 31 21 12 traffic workshops during master planning
114	meet traffic committee and rta, I		10 days	Mon 25/04/11	Fri 20/05/11	meet traffic committee and rta , ITS 2 initial design
115	junction analysis, public transpor		70 days	Mon 28/02/11	Fri 3/06/11	junction analysis, public transport strategy
116	paramix modelling		70 days		Fri 10/06/11	paramix modelling
117	form traffic report for lep amendn	ent application	8 days	Wed 1/06/11	Fri 10/06/11	form traffic report for lep amendment application
118	address community concerns		18 days	Wed 7/09/11	Fri 30/09/11	address community concerns
119	final traffic submission		21 days	Mon 11/04/11	Mon 9/05/11	final traffic submission
120	seek RTA endorsement based or	PB report	54 days	Mon 9/05/11	Thu 21/07/11	seek RTA endorsement based on PB report
121			- ,,-			SSESSESSESSESSESSESSESSESSESSESSESSESSE
122	Services		55 days	Mon 7/02/11	Fri 22/04/11	
123			,-			
124	identify existing services and plot		8 days	Mon 7/02/11	Wed 16/02/11	identify existing services and plot
125	brief team, form report		5 days	Tue 15/02/11	Mon 21/02/11	brief team, form report
126	form solutions for diversions/ cos	with team	30 days	Mon 28/02/11	Fri 8/04/11	form solutions for diversions/ cost with team
127	meet with authorities, agree soluti		25 days	Mon 21/03/11	Fri 22/04/11	meet with authorities, agree solutions
28	report for landowner (major risks		15 days	Mon 4/04/11	Fri 22/04/11	the first in the f
29	report for fairdewner (major field)	and conductions)	10 days	10011 47047 1 1	11122/04/11	report for landowner (major risks and solutions)
30	Modelling		187 days	Mon 21/02/11	Tue 8/11/11	
31			ior days	110Z/11	145 0/11/11	
32	form base feasibility model		6 days	Mon 21/02/11	Mon 28/02/11	FOR form have foreibility model
33	establish model guidelines/ main	drivers	6 days	Mon 21/02/11	Mon 28/02/11	form base feasibility model
34			6 days			establish model guidelines/ main drivers
35	test 6 scenarios with input from the	c (cdill	40 days	Mon 28/02/11	Fri 22/04/11	test 6 scenarios with input from the team
	changes, iterations, testing		35 days	Mon 7/03/11	Fri 22/04/11	changes , iterations, testing
36	final testing , sanity check, bench	narking	6 days	Mon 25/04/11	Mon 2/05/11	final testing , sanity check, benchmarking
37	form 6 reports		39 days	Mon 2/05/11	Thu 23/06/11	form 6 reports
38	final model		9 days	Tue 14/06/11	Fri 24/06/11	final model
39	choose 1 feasibility		4 days	Mon 27/06/11	Thu 30/06/11	choose 1 feasibility
40	change model after community ch	ages	4 days	Thu 3/11/11	Tue 8/11/11	change model after co
41						
42	Structure/ valuation rates and sanit	/ check	76 days	Mon 28/02/11	Mon 13/06/11	
43						
44	check base feasibility model, mod		10 days	Mon 28/02/11	Fri 11/03/11	check base feasibility model, modify if req
45	check inputs , question inputs/ ou	puts	15 days	Mon 7/03/11	Fri 25/03/11	check inputs , question inputs/ outputs
46	benchmark op costs , provide inp	t	15 days	Mon 14/03/11	Fri 1/04/11	benchmark op costs , provide input
47	benchmark revenue /costs , provide	e input	15 days	Mon 21/03/11	Fri 8/04/11	benchmark revenue /costs , provide input
48	suggest changes to 6 scenarios		15 days	Mon 28/03/11	Fri 15/04/11	suggest changes to 6 scenarios
49	change base model if required		15 days	Mon 11/04/11	Fri 29/04/11	change base model if required
50	finalise suggested best model with	modeller	15 days	Mon 11/04/11	Fri 29/04/11	finalise suggested best model with modeller
51	sanity check on numbers, cross	heck brief workshop cha	30 days	Tue 3/05/11	Mon 13/06/11	sanity check on numbers , cross check brief workshop changes
152						
153	PR/ Community		127 days	Tue 15/03/11	Wed 7/09/11	
54						
55	review existing material and past s	trategy	22 days	Tue 15/03/11	Wed 13/04/11	review existing material and past strategy
56	form new community/pr strategy a	nd program	14 days	Tue 15/03/11	Fri 1/04/11	form new community/pr strategy and program
57	identify key community risks		21 days	Fri 1/04/11	Fri 29/04/11	identify key community risks
58	input risks to team		21 days	Mon 2/05/11	Mon 30/05/11	input risks to team
59	form risk mitigation strategy for ris	k groups	61 days	Fri 1/04/11	Fri 24/06/11	form risk mitigation strategy for risk groups
60	various meetings with key stakeho		61 days	Fri 1/04/11	Fri 24/06/11	various meetings with key stakeholders
61	possible questionnaire for project		45 days	Mon 20/06/11	Fri 19/08/11	possible questionnaire for project brief input!!
62	form/ execute strategy for lep ame	5.50	49 days	Mon 2/05/11	Thu 7/07/11	form/ execute strategy for lep amendment
63	form material for lep amendment	3/10/10 ¹³ 448	27 days	Wed 1/06/11	Thu 7/07/11	form material for lep amendment
64	community seminars		30 days	Mon 25/07/11	Wed 7/09/11	community seminars
65	address key concerns, informativ	e sessions as red	33 days	Mon 25/07/11	Wed 7/09/11	
66	public exhibition		38 days	Mon 18/07/11	Wed 7/09/11	address key concerns , informative sessions as req
67	Papiro Omibilion		Jo days	WOT 10/07/11	VV GG 7/08/11	public exhibition
68	Probity advisor		94 days	Mon 21/02/11	Thu 30/06/11	
	Task			Milestone	•	Rolled Up Critical Task Split Group By Summary
	ect Plan Final Draft Critical	ack Bassassass				
ite: Tue 15	7/02/11 Critical			Summary		Rolled Up Milestone
	Progres	E-20040 (250 E-030)	8272	Rolled Up Task		Rolled Up Progress Project Summary

ID	Task Name	Duration	Start	Finish	Jan '11 Feb '11 Mar '11 Apr '11 May '11 Jun '11 Jul '11 Aug '11 Sep '11 Oct '11 Nov '11 Dec '11
100					20 10 31 21 14 4 25 16 6 27 18 8 29 19 10 31 21 1
169	Local Control of the	- 1			
170	check procurement methods	5 days		Fri 25/02/11	check procurement methods
171	review probity plan, suggest changes	10 days		Fri 11/03/11	review probity plan, suggest changes
172	advise team on changes in process due to probity	10 days		Fri 11/03/11	advise team on changes in process due to probity
173	review lep amendment process, team, conflicts	10 days		Fri 11/03/11	review lep amendment process, team, conflicts
174	advise planners on process changes	20 days		Fri 1/04/11	advise planners on process changes
175	advise land owner of material req for public review	25 days		Fri 3/06/11	advise land owner of material req for public review
176	produce probity report for planning dept	30 days	Fri 20/05/11	Thu 30/06/11	produce probity report for planning dept
177					
178	Stratum lawyer/ Surveyor	219 days	Mon 3/01/11	Thu 3/11/11	
179					
180	review existing land holdings	15 days		Fri 11/03/11	review existing land holdings
181	import all title data, change base plans (CAD)	20 days	Mon 3/01/11	Fri 28/01/11	import all title data, change base plans (CAD)
182	plot all service data	15 days		Fri 18/02/11	plot all service data
183	form project plan for amalgamation	25 days		Fri 22/04/11	form project plan for amalgamation
184	review road closures and impact	44 days	Tue 1/02/11	Fri 1/04/11	review road closures and impact
185	road closure process	132 days	Tue 1/03/11	Wed 31/08/11	road closure process
186	form amalgamation strategy , advise team	80 days	Mon 16/05/11	Fri 2/09/11	form amalgamation strategy , advise team
187	review easements	23 days	Thu 14/04/11	Mon 16/05/11	review easements
188	review proposed amalgamation with LPI	20 days	Mon 5/09/11	Fri 30/09/11	review proposed amalgamation with LPI
189	revise easements through amalgamation	15 days	Mon 3/10/11	Fri 21/10/11	revise easements through amo
190	report to council for amalgamation	14 days	Mon 17/10/11	Thu 3/11/11	report to council for am
191					
192	legal's , tax / structuring /finance	75 days	Mon 21/02/11	Fri 3/06/11	
193					
194	review existing title structure	20 days	Mon 21/02/11	Fri 18/03/11	review existing title structure
195	outline legal risks with proposed structure	46 days	Mon 28/02/11	Mon 2/05/11	outline legal risks with proposed structure
196	restructure titles if required	68 days	Mon 28/02/11	Wed 1/06/11	restructure titles if required
197	review fund requirements	20 days	Mon 28/03/11	Fri 22/04/11	review fund requirements
198	review project structure for roll out	35 days	Mon 11/04/11	Fri 27/05/11	review project structure for roll out
199	review tax, GST, SD, land tax, change model	35 days	Mon 7/03/11	Fri 22/04/11	review tax, GST, SD, land tax, change model
200	gain finance advice, lending criteria	25 days	Mon 14/03/11	Fri 15/04/11	gain finance advice, lending criteria
201	form high level legal structure	45 days	Mon 28/03/11	Fri 27/05/11	form high level legal structure
202	test structure and governance meets brief	10 days	Mon 23/05/11	Fri 3/06/11	test structure and governance meets brief

Task Milestone Rolled Up Critical Task Split Group By Summary Project: Project Plan Final Draft Date: Tue 15/02/11 Critical Task Rolled Up Milestone External Tasks Summary Deadline Progress Rolled Up Task Rolled Up Progress Project Summary Page 4





RYDE CIVIC PRECINCT REDEVELOPMENT WTP TECHNICAL ADVISOR'S REPORT CITY OF RYDE COUNCIL CONSULTANT COSTS

PREPARED BY
MARK TEBBATT - DIRECTOR
OCTOBER 2012



RYDE CIVIC PRECINCT REDEVELOPMENT
WTP TECHNICAL ADVISOR'S REPORT – CITY OF RYDE COUNCIL CONSULTANT COSTS
MARK TEBBATT – DIRECTOR

OCTOBER 2012

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	CIVIC PRECINCT DEVELOPMENT COSTS	3

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OCTOBER 2012

1.0 INTRODUCTION

This City of Ryde (CoR) Council Consultant Cost Report for the Ryde Civic Precinct Redevelopment has been prepared by WT Partnership (WTP) on behalf of City of Ryde Council for the proposed construction of the Council Office Building, Council Civic Centre and Infrastructure Works, as requested by the General Manager and following a resolution of Council. The information has been provided in the following format for ease of reference.

- Table 1 Stage 1 and 2 approved CoR Consultant Budget and Expenditure Summary;
- Table 2 Stage 3 approved CoR Consultant Budget and Expenditure Summary; and
- Table 3 List of all CoR Consultant Expenditure for the Ryde Civic Precinct Development.

2.0 STAGE 1 & 2 AND STAGE 3 EXPENDITURE AND BUDGET RECONCILIATION

The WTP reconciliation of the actual expenditure against the CoR approved budgets resulting in the total expenditure of **\$4,540,960** which represents a **\$79,040** savings or approximately 1.7% to the total CoR approved budget of **\$4,620,000** for Stages 1 & 2 and 3 calculated as follows:-

STAGE 1 & 2

The approved CoR budget for Stage 1 & 2 was **\$2,020,000** excluding GST. The total expenditure is **\$1,864,302** excluding GST. This represents a budget saving of **-\$155,698** (approximately 7.7%).

Refer Table 1 in Appendix A for details for the above figures and the actual monthly cash flow expenditure.

STAGE 3

The approved CoR budget for Stage 3a and 3b was \$2,600,000 excluding GST. (Expenditure budget reported and approved by Council in report dated 18 October 2011). The total expenditure is \$2,676,658 excluding GST up to 25 September 2012, when the project was terminated. This report excludes the costs of terminating the project as such costs were not contemplated in the project budget (i.e. the preparation of this report). This represents a budget overrun of \$76,658 (approximately 2.9%).

Refer Table 2 in Appendix B for details for the above figures and the actual monthly cash flow expenditure.

The budget overrun for Stage 3 is primarily a result of the additional 'Legal Cost', 'Administration' and 'Assessment Costs' due to the protracted negotiations in reaching an acceptable Project Delivery Agreement (PDA) including compilation of detailed reports analysing the differences between the tender and final PDA negotiated position. The PDA negotiation extended for an additional month beyond the forecast mid-August 2012 date set down to finalise the PDA. WTP was advised that the legal negotiations were delayed in commencing as a result of rescission motions being lodged against the initial approval to commence negotiations.



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3.0 CITY OF RYDE CONSULTANTS COSTS AS A PERCENTAGE OF FORECAST PROJECT COSTS

A comparison exercise with expenditure on similar sized projects can only be carried out considering two fundamental project parameters; complexity of the project and the project Cost/Value.

As the overall cost of the project is in excess of \$350,000,000, with an effective value of \$74,000,000 to Council, part of the administration costs has to reflect the overall project value in addition to the Council \$74,000,000 Cost/Value. The PDA structure effectively means Council enters into a partnership in a project with a forecast cost of \$350,000,000, however Council are compensated with assets and cash in return for development rights. It is relevant to consider the expenditure required at the Initial Stages of the project (Stages 1 & 2) relate to a \$350,000,000 project (i.e. the Feasibility and Planning Proposal Stage). The Stage 3 works involved the Expression of Interest (EOI) and Request for Tender (RFT) and subsequent negotiation with the preferred tenderer in regard to the delivery of \$74,000,000 Cost/Value for the Ryde Civic Developments.

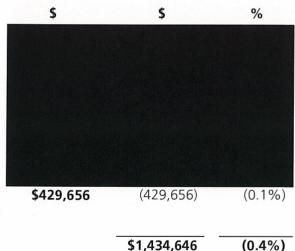
STAGE 1 & 2

The total actual consultant expenditure of **\$1,864,302** for Stages 1 & 2 equates to approximately 0.5% of the \$350,000,000 total project costs.

This percentage reduces by approximately 0.1% to approximately 0.4% for the Stage 1 and 2 expenditure due to the inclusion of \$429,656 for the compulsory acquisition process, associated legal costs and additional public consultation costs.

Total Stage 1 & 2 Expenditure
 Maddocks
 Norton Survey Partners
 JBA
 KJA
 Porter Models
 Photo Source
 Hassell Architects

 Less compulsory acquisition process and associated legal costs and public consultation cost



These early development costs are generally not made public but through experience and investigation would normally accumulate to a sizeable percentage (in excess of approximately 1%) due to the extended gestation periods for most major projects.

The project program milestones were achieved with minor impediments that only extended the program by 1 month. This in turn allowed a lower expenditure in comparison to other major projects as no major delays were incurred no holding costs applied which therefore resulted in a fast and more efficient cash flow model.

Therefore when comparing Stages 1 & 2 expenditure to similar sized projects it can be concluded that the actual expenditure is approximately 60% lower.



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3.0 CITY OF RYDE CONSULTANT COSTS AS A PERCENTAGE OF FORECAST PROJECT COSTS (CONT'D)

STAGE 3

When reviewing Stage 3 expedature it is relavent to compare this stage with the delivery of the assets / value that the City of Ryde with gain through the PDA delivery model . Therefore the actual project size is \$74,000.00 being that value gained.

The total consultant expenditure to date for Stage 3 of **\$2,676,658** equates to approximately 3.6% of the Ryde Civic Development Cost/Value of \$74,000,000.

The total consultant expenditure to date achieved the milestone of finalising the PDA documentation for signature of the parties. The design of the Council Office had progressed to the point that it was suitable for Development Application submission. The Civic Centre and Infrastructure works were still at initial Design stage.

The forecast CoR Consultant Budget to completion of the Project was **\$4,959,800** based on the LLD development construction program when added to the Consultant Cost expended for Stage 3a and 3b of **\$2,676,658** totals **\$7,636,458**. This combination of actual and forecast cost during construction equates to approximately 10% of the forecast Ryde Civic Precinct Cost/Value of \$74,000,000.

Refer Appendix D for the CoR Consultant Budget Forecast Cash Flow during construction.

This percentage is comparable with the normal project development costs with an expected range of between approximately 9% to 12%.

APPENDIX A
STAGE 1 & 2 CONSULTANT
COSTS & PROGRESS CLAIM
SCHEDULE

Ryde Civic Precinct Redevelopment Stage 1 & 2 COR Consultants Costs



Budget Allocation	Consultant	Bu	ıdget	Ac	tual Cost	Sav	Budget ing/Overrun	Savings/Overru % of Total
Group 1 including Administration/Accommodation						12		
1.1 Feasibility Modelling	Ampersand MCA Macroplan							
1.2 PR & Community	Kathy Jones Associates					<u> </u>		
1.3 Assessment Team	Incl in Group 3 Forbrook/Metier							
1.4 GST Valuation Advisor	Incl in Stage 3a & 3b	\$	310,189	S	280,873	/\$	29,316)	-1.45
			0.0,.00	_	200,010	, ,	20,010)	-1.40
Group 2 2.1 Wind Consultant								
	Incl in Group 3 Hassells	Bar.						
2.2 Structural/Civil/Facade Engineer	Hyder							
2.3 Mechanical Engineer	Incl in Group 3 Hassells							
2.4 Electrical/Fire Systems Engineer	Incl in Group 3 Hassells							
2.5 Energy Consultant	Incl in Group 3 Hassells							
2.6 Hydraulic Engineer	Incl in Group 3 Hassells							
2.7 Programmer	Incl in Group 4 WTP							
2.8 Development Manager	MKA							
2.9 Surveyor	Norton Survey							
2.10 Geotechnical Engineer	Douglas Partners	7/5/						
	total	\$	566,371	\$	527,687	(\$	38,684)	-1.92
roup 3				700				
Space Planner to design in detail Councils civ	vic,							
accommodation and community facility								
3.1 requirements	Thought Space							
	Hassells							
	Porter Models							
	Deborah Mills							
3.2 Architect/Urban/VPA Design	GB&A							
	Graham Bakewell							
	Model Photo Source							
3.3 Project Management	Forbrook							
Subt	Metier	\$	520,785	5	395,646	18	125,139)	-6.20
		_	020,100	_	333,040	(Ψ	120,100)	-0.20
oup 4	WT Partnership/WT							
4.1 Cost Planner/Sustainability advisor	Sustainability							
4.2 Town & Urban Planning	JBA							
4.3 BCA Consultant	Davis Langdon							
4.5 DOA COISUITAIT								
4.4 Transport and Traffic Discoving	Better Transport Futures							
4.4 Transport and Traffic Planning	TAR							
4.5 Acoustic Consultant Subt	Incl in Group 3 Hassells	\$	509,707	•	467,393	•	42,314)	-2.09
		_	000,101	_	401,000	Ψ	42,514)	-2.03
roup 5 including Tender Advertising	Maddaaka							
F 1 Logal Advises	Maddocks							
5.1 Legal Advice	Clayton Utz							
	Corporate Council Services	25/2			THE REAL PROPERTY.			
5.2 PPP Adviser	Incl in Stage 3a & 3b	180						
	O'Connor Marsden				STATE OF THE PARTY			
5.3 Probity Adviser		•	442.042	•	400 700	•	70 75-	
5.3 Probity Adviser Subt		\$	112,948	\$	192,703	\$	79,755	3.95

RYDE CIVIC PRECINCT REDEVELOPMENT APPROVED BUDGET & COR CONSULTANT PROGRESS CLAIM SCHEDULE

Date: 6-Nov-12
Progress Claim No.:
Invoice No.:

CONSULTANT	Total Committed Stage 1 & 2	Up to and incl	-	March	Apr-41	Marcil	1	Total End of Financial Year 2011 Stage 1/2	,	j				Total Budget July to November 2011 Stage 1 & 2		
	CostS	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	A desired	LL-NON	A second	Total Actual	Total to Complete
STAGE1 & 2												Years V	Actual	V CETTS	Cost\$	Cost\$
BI ANNING AND DESIGN COTO								AND THE PROPERTY.								
PEANING AND DESIGN COSTS											SECTION SECTION					
Archied/ Urban Design (Hassell)	182,796													To be a second s	167 879	14 917
Model (Porters Models)	16,080														16.080	0.41
Surveyor (Norton Survey Partners)	24,400														10,000	
Civic Design (Deborah Mills)	1,350														1 230	-8,/05
Cost planner, sustainability and risk management (WT Partnership)	205.000														007	071
Geotechnical Engineering (Douglas Partners)	33,850														226,410	-21,410
Town & Urban Planning (JBA Urban Planning Consultants)	110.000														33,850	0
BCA Consultant/Certifler (Davis Langdon)	4.800														90,697	19,303
Transport and Traffic Planning (Better Transport Futures and TAR)	148,400														4.800	0
Heritage Consultant (GB&A)	7,800														145,486	2,914
Modeling ,valuation income advice/ structuring / cross check															7.800	0
Other Consultants (services etc.) (Hyder Consulting)	97,300														64,910	-7,410
PR & Community (KJA)	133 000														48,480	-3,380
EIS /Quantitive Research / Market Research (Macroplan)	24.500														143,063	9.134
Quantitative Analysis (MCA)	64.000														24,500	0
GST Margin Valuation (BEM)	5.000														48,400	15,600
Space Planning (Thought Space)	10,550														0	5,000
Project Office Design (Graham Bakewell)	1,200														4/0.TT	-524
Independent Planning Assessor (Graham Bakewell)	30,000														0 000	1,200
Model Photo Source	009														000	73.640
Total Planning and Design Costs	1,106,855	38,900	43,565	61,186	220,275	86,745	113,530	564,201	102,776	147,197	131,967	53,105	774,69	504,522	1,068,723	38,132
DEVELOPMENT OVERHEADS												No. of the last of				
Legal's Contract (Clayton Utz)															N 20 03	72003
Legal's - Strata & Subdivision (Corporate Counsel Services)	000'09														100	1000
Legal's Probity (O' Connor Marsden & Associates)	22.250														14,025	45,975
Legal's planning (Maddocks)															18,755	3,495
Forbook - Staff Salaries gross (PMS, planning, dev director,) Admin &															108,949	-87,449
Netter - Staff Salaries gross (PMS, planning, dev director.) Admin &	195,000														164,786	30,214
Consumables	33,000														25 837	7 163
MRA - Staff Salafies gross (PM'S. planning, dev director.) Admin & Consumables (Incl Creative Solutions)	416,900														100'07	7.100
Total Development Overheads Cost	748,650	53,920	262	88,372	58,904	107,596	89,605	399,190	57.983	34.267	91.432	79.763	132 053	905 305	412,253	4,647
Contingency	164,495															164 495
Total Stane 1 & 2 Design Fee level GST)	000 000 00												STATE OF STREET	STATE		
Cimilative Cash Flow	22,020,000	292,820	\$44,360	\$149,558	\$279,178	\$194,340	\$203,135	\$963,391	\$160,758	\$181,464	\$223,400	\$132,858	\$202,430	\$900,910	\$1,864,302	\$155,698
		992,820	\$137,180	\$286,738	\$565,916	\$760,256	\$963,391		\$1,124,149	\$1,305,613	\$1,529,013	\$1,661,871	\$1,864,302			

APPENDIX B
STAGE 3A & 3B CONSULTANT
COSTS & PROGRESS CLAIM
SCHEDULE

Ryde Civic Precinct Redevelopment Stage 3a & 3b COR Consultants Costs



Budget Allocation	Consultant	Bı	udget	A	ctual Cost	Sav	Budget /ing/Overrun	Savings/Overru
Group 1 including Administration/Accommodation			William L		A SAME	Jav	gr o verruit	, or rotal
1.1 Feasibility Modelling	Hill PDA							
	MCA					90		
1.2 PR & Community	Kathy Jones Associates Incl in Group 3							
1.3 Assessment Team	Forbrook/Metier							
1.4 GST Valuation Advisor	BEM							
Subt	total	\$	460,000	\$	364,341	(\$	95,659)	-3.79
Group 2		100		Ser Ser				
2.1 Wind Consultant	Incl in Group 3 Hassells							
2.2 Structural/Civil/Facade Engineer	Incl in Group 3 Hassells							
2.3 Mechanical Engineer	Incl in Group 3 Hassells							
2.4 Electrical/Fire Systems Engineer	Incl in Group 3 Hassells	100				8		
2.5 Energy Consultant	Incl in Group 3 Hassells							
2.6 Hydraulic Engineer	Incl in Group 3 Hassells							
2.7 Programmer	Incl in Group 4 WTP							
2.8 Development Manager	MKA	58						
2.9 Surveyor	Norton Survey	888						
	Denny Linker					P		
Subt	otal	\$	597,000	\$	437,437	(\$	159,564)	-6.14
Froup 3				468				
Space Planner to design in detail Councils civi	ic, Thought Space							
3.1 accommodation and community facility	magni opace							
requirements	Excelan							
3.2 Architect/Urban/VPA Design	Hassells							
3.3 Project Management	Forbrook							
Subt	Metier	\$	578,500	•	632,145	•	F2 C4F	2.000
	otai	4	370,300	•	032,143	ð	53,645	2.069
Group 4	NAT Destaurable ANT							
4.1 Cost Planner/Sustainability advisors	WT Partnership/WT							
4.1 Cost Planner/Sustainability advisor 4.2 Town & Urban Planning	Sustainability	135						
4.3 BCA Consultant	JBA							
4.4 Transport and Traffic Planning	Incl in Stage 1 & 2							
4.5 Acoustic Consultant	Better Transport Futures Incl in Group 3 Hassells							
Subto		\$	380,000	\$	351,060	(\$	28,940)	-1.119
roup 5 including Tender Advertising								
response services and a services and	Maddocks							
	Clayton Utz							
5.1 Legal Advice	Clayton otz							
	Corporate Council Services							
5.2 PPP Adviser	Incl in Group 5 Clayton Utz							
5.3 Probity Adviser	O'Connor Marsden							
Subto		\$	584,000	\$	891,676	\$	307,676	11.839
Stage 3 Totals	sav	\$	2,600,000		2 676 650		70.050	2.050
		φ	2,000,000	φ	2,676,658	Þ	76,658	2.95%
Over all project Reconciliation Stage 1 & 2 a	and Stage 3a & 3b							
Stage 1 & 2 Total	sav	\$	2,020,000	\$	1,864,302	-\$	155.698	-7.719
Stage 3 Total		\$		\$	2,676,658		76,658	2.95%
Overall To		\$	4,620,000		4,540,960		79,040	-1.71%
Overall 10	otai	Ψ	7,020,000	Ф	-+,040,30U ·	φ	79,040	-1.71

																Invoice No.:	
CONSULTANT	Total Budget Stage 3a 8.3b	Dec	Jan-12	Fight 2	Mannet	Amedo	Mando	<u> </u>	Total Budget End of Financial Year 2012 Stage 3a	et End of 1012 Stage 3a	9				Total Budget Stage 3bJul-Oct		
STAGE 3a & b	Cost \$	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Actual	Aug-12 Actual	Sep-12 Actual	Oct-12 Actual	2012 Actual	Total Actual 3 Cost \$	Cost to Complete
PLANNING AND DESIGN COSTS																	
Architect/ Urban Design (Hassell)	366,929								0							350 000	45,000
Surveyor (Norton Survey Partners) Denny Linker (Survey)	19.000															550,020	13,300
Sfructural Engineer / Civil Engineer / Façade Engineer (Performance Spec) (Hassell / Hyder)																	
Mechanical Engineer (Performance Spec) (Hassell / Hyder) Electrical Engineer / Fire Systems (Performance Spec)																0	0
Hydraulic Engineer / Wet Fire Services (Performance Spec) (Hassell / Hyder)																0	0
Cost planner, sustainability and risk management & tender spec (WT Partnership)	336,580															0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0
Town & Urban Planning (JBA) Transport and Traffic Planning (BTF)	45,000															14,490	30,510
Modelling .valuation .income advice/structuring/cross check (Hill PDA, Financial)	40,000															20,400	-400
Wind Consultant (Hassell) PR & Community (KJA)	120 000															39,933	0 0
Assessment Team	45,000															150,058	-30,058
Quantitative Analysis (MCA - Michael Collins) Space Planner (Thoughtspace)	149,400															159,350	-9,950
Excelan (Svend Peterson)	9,091															28,399	11,601
Valuation for GS I (BEIM)	000,61															15,000	0
Total Planning and Design Costs	1,210,500	52,015	95,622	362,360	53,862	94,874	95,638	137,501	1,050,727	891,873	102,198	72,037	28,767	728,72	230,329	1,122,202	88,298
STATUTORY AUTHORITIES				ASSESSMENT OF THE PERSON NAMED IN COLUMN TO													
Land & Property Information Registration Legals - Authorities (Maddocks)	6,500															0	6,500
Total Statutory Authorities Costs				-											0	16,903	26,097
Total Statutory Authorities Costs	49,500	2,542	475	37	10,208	1,174	1,526		49,500	15,961	•	•	943	•	943	16,903	32,597
DEVELOPMENT OVERHEADS									9								
Legal's Confract (Clayfon Utz) Legal Stratums (Corporate Counsel Service)	30,000															820,793	-300,793
Probity Lawyer (O'Connor Marsden) Tender Printing Advantsing etc.	40,000															44,418	-4,418
Forbook - States gross (PM'S, planning, dev director	900															0	20,000
Metier - Staff Salaries gross (PM'S, planning, dev director.) Admin & Consumables	32 500															203,700	-8,700
MKA - Staff Salaries gross (PM'S, planning, dev director.) Admin & Consumables	422 600															31,844	656
Accommodation Fitout (Company 9)	70,000															427.237	-4.737
Accommodation Rental Total Development Overheads Cost	10,000	98,316	74,809	68,552	171,369	114,386	206,660	187,586	906,300	921,678	73,815	275,304	266,756		615,875	1,537,553	10,000
CONTINGENCY															X (1)		
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Total continuidency costs	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Stage 3a &b Design Fee (excl GST)	\$2,600,000	\$152,873	\$170,906	\$430,948	\$235,439	\$210,434	\$303,824	\$325,087 \$7	\$2,006,527	\$1,829,511	\$176,013	\$347,341	\$296,465	\$27,327	\$847,147	\$2,676,658	\$76,658
Cumulative Cash Flow Stage 3		\$152,873	\$323,779	\$754,727	\$990,166	\$1,200,600	\$1,504,424	\$1,829,511			\$2,005,525	\$2,352,866	\$2,649,331	\$2,676,658	A 1880 ME		
Cumulative Cash Flow Stage 1-3b	4,620,000	\$2,017,175	\$2,188,081	\$2,619,029	\$2,854,468	\$3,064,902	\$3,368,726	\$3,693,813			\$3,869,826	\$4,217,167	\$4,513,633	\$4,540,960		\$4,540,960	\$79.040
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APPENDIX C
STAGE 1 TO 3 SUMMARY OF
THE TOTAL CITY OF RYDE
CONSULTANTS COSTS

Ryde Civic Precinct Redevelopment Summary of Total COR Consultants Costs



Consultant	Stage 1 & 2	Stage 3a & 3b	Total
Hill PDA			
MCA Ampersand			
Macroplan			
Kathy Jones Associates			
BEM			
Hyder			
MKA			
Norton Survey			
Denny Linker			
Douglas Partners			
Thought Space			
Excelan			
Hassells			
Porter Models			
Deborah Mills GB&A			
Graham Bakewell			
Model Photo Source			
Forbrook			
Metier			
WT Partnership/WT Sustainability			
JBA			
Davis Langdon			
Better Transport Futures			
Maddocks			
Clayton Utz			
Corporate Council Services			
O'Connor Marsden	f 4.004.000	A 0.070.000	
	\$ 1,864,302	\$ 2,676,658	\$ 4,540,960

APPENDIX D
STAGE 4 CITY OF RYDE
CONSULTANT BUDGET DURING
CONSTRUCTION ACTUAL CASH
FLOW COMPARISON TO
FORECAST AND REPORTED COST

MIXED USE DEVELOPMENT, RYDE CIVIC PRECINCT CONSULTANT PROGRESS CLAIM SCHEDULE	FORECAST TOTAL BUDGET	
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Construction Council (or for for for Council Office, Early Works (+ Towar A North)
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Construction Color Centre Above Ground
Construction Civic Centre Above Ground

MIXED USE DEVELOPMENT, RYDE CIVIC PRI	CONSULTANT PROGRESS CLAIM SCHEDULI	FORECAST TOTAL BUDGET	DRAFT FOR DISCUSSION PURPOSES
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Construction Civic Centre Above Ground

MIXED USE DEVELOPMENT, RYDE CIVIC PRI	CONSULTANT PROGRESS CLAIM SCHEDULI	FORECAST TOTAL BUDGET	DRAFT FOR DISCUSSION PURPOSES
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CONSULTANT	Uncommitted Centract Administration; Budget Stage 4 Sep 2013-Jan16 Budget 5	Factors Action	Feb.16	9-16 Antau	Marie	N .	Apr-16	May-16		Jun-16	Vear 2		101-16	10g-16		-	5		Nev-16	Dec-16		
STAGE 4 PROCUREMENT ADMINISTRATION (CONSTR	ATION (CONSTR	H	H		Н	Н	Н		Н		analas ve	Market Budget	Actual	Budget	Actual Buck	Budget Actual	Bedget	Actual Budge	K Actual	Budget Actual	Budget	Actual Budget
PLANNING AND DESIGN COSTS Architect/ Interior Design	170.000														+							
Delapidation Peport Update (Developer) Surveyor Civil Deserve	0																					
Structural Engineer / Civil Engineer / Fayade Engineer (Performance Spec.) Mechanical Engineer (Performance	30,000																					
Spec) Electrical Engineer / Fire Systems (Performance Spec) Horizatic Engineer / Aug Error Species	20,000																					
(Performance Spec.) Programmer Cost planner, sustainability and risk	15,000																					
management & tender spec Geotechnical Engineering Contamination Report (Developer)	401,000																					
Town & Urban Planning Fire Engineer (Developer)																						
BCA Consultant/Certifier Transport and Traffic Planning																						
Heritage Consultant Acoustic Consultant Modeling Salushing income adviced	10,000																					
structuring / cross check Other Consultants																						
PR & Community EIS Quantitive Pesearch	000'09																					
Assessment Team Space Planner (Thoughtsprae)																						
Excetan (Svend Peterson) GST Margin Valuation																						
Quantitative Analysis Project Office Design																						
Independent Planning Assessor (Graham Bakewell)																						
Total Planning and Design Costs	763,000	9,000	- 7,000		7,000	000'6	,	7,000	- 12,000		102,000	. 2	2,000	2,000		2,000	2,000	. 17,	17,000	12,000	9,000	
STATUTORY AUTHORITIES																		H				SCHOOL SECOND
Land & Property Information Registration Legal's - Authorities	120,000																					
Other Fees Total Statutory Authorities Cost:	300,000	5,000	- 5,000	100000000000000000000000000000000000000	6,000	000'9	100 × 3000×0000 (4	8,000	900'9	8	000'09	0	2000	9		2000	900 9		88	000		
DEVELOPMENT OVERHEADS								H			0	0								000'6	900'0	800'9
Legal's Contract Legal Stratums	200,000															-						
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Tender, Pinting, Advertising etc. Staff Salaries gross (PMS, planning, devidenter)	3 285 000																					
Accommodation Fitout Accommodation Pental	211.800																					
Total Development Overheads C	3,696,800	009'09	- 63,600	No. other property of	63,600	. 53,600	•	60,600	. 63,600	8	002,030) ts9 ·	- 009'19	009'09		93,600	63,600	-	- 009'09	93,600	- 63,600	- 53,600
CONTINGENCY	000								\parallel			District Control			\parallel			+				
Total Contingency Costs	200,000	4,878	0 4,878	0	4,878	0 4,878	0	4,878	0 4,8	4,878 0	109'89	0	0	0	0	0 0	0	0 4	4,878 0	4,878	4,878	0 4,871
Civic Precinct Project Costs																						
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Cumulative Cash Flow Stage 4		\$3,575,829	\$3,646,307	98	\$3,716,785	\$0 \$3,789,263	oş.	\$3,859,741	\$0 \$3,935,220	\$00		\$3,995,820	820 30	\$4,056,420	\$0 \$4,117,020	020	\$4,177,620	\$0 \$4,258,098	8	\$4,333,576	\$0 \$4.406.054	\$0 \$4,476,532
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CONSULTANT	STAGE 4 PROCUREMENT ADMINISTRATION (CONST	PLANNING AND DESIGN COSTS	Architect/ Interior Design Delapidation Report Update (Developer)	mil Design nutural Engineer / Civil Engineer /	3çade Engineer (Performance Spec) Mechanical Engineer (Performance	Dec) Pectrical Engineer / Fire Systems Informance Spec	Hydraulic Engineer / Wet Fire Services (Performance Spec.)	rogrammer od damer sugainability and nisk	angement & tender spec sotechnical Engineering Contamination	Seport (Developer)	re Engineer (Developer)	Transport and Traffic Planning	derLage Consultant Acoustic Consultant	Modeling ,valuation ,income advice/ structuring / cross check	ther Consultants R & Community	S Quantitive Research	Space Planner (Thoughtspcae)	Excelan (Svend Peterson) SST Margin Valuation	santitative Analysis	ndependent Planning Assessor (Graham Jakewell)	Model Photo Source Total Planning and Design		Land & Property Information Registration	Legal's - Authorities	Total Statutory Authorities Costs	DEVELOPMENT OVERHEADS	gars contract gal Stratums	Strata Lawyer Probity Lawyer	Tender, Pinting, Advertising etc Staff Salaries gross (PMS, planning dev	ector ,)	commodation Pirout	Total Development Overheads C	NTINGENCY	Ortngency Total Contingency Costs	. Wic Precinct Project Costs	Carried Forward to Front Page	Cumulative Cash Flow Stage 4	Cumulative Cash Flow Stage 1-4		Design Development & DA prep for Council Office, E