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PLAN**

**National Vietnam Veterans Museum  
TP Cost Plan  
18 December, 2023**

# National Vietnam Veterans Museum

## TP Cost Plan

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### 1. Cost Plan Summary

The Total End Cost of Cost Plan is \$48,614,000 (exc. GST).

Please refer to the attached cost plan in Appendix A for further information and the scope of works included.

All costs are reported exclusive of Goods and Services Tax

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### 3. Scope of Works

We note the cost plan is based on Town Planning documentation and is therefore indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available.

The following documentation formed the basis for the Cost Plan:

- Architectural – Town Planning drawings rev. TP as prepared by Architectus dated on 21 November 2023
- Structural – schematic design plans SK005.01 to SK006.03 as prepared by TTW dated 23 November 2020
- Civil – drawings SK006.01 to SK006.04 as prepared by TTW dated 23 November 2020
- Structural and Civil schematic design report as prepared by TTW dated 23 November 2020
- Engineering Services – Fire, Hydraulics, Electrical and Mechanical spatial drawings (rev. 1) as prepared by ADP as received on 11 November 2020
- Landscaping – Landscape concept plan as prepared by Tract dated 14 December 2023

#### a Architectural

The scope included in the cost plan is based on the architectural Town Planning drawings prepared by Architectus dated on 21 November 2023.

#### b Structural / Civil

The cost plan incorporated structural and civil information prepared by TTW engineers. The structure of the building is predominately of a concrete structure (insitu and precast). Reinforced earth wall for the earth mound retaining walls, and 'super-tee' structure to the exhibition roof were typical civil infrastructure techniques adopted in this project.

#### c Engineering Services

The cost plan is based on services spatial drawings prepared by ADP services engineers. We have used cost rates typical for this type of construction in the cost plan.

#### d Environmental Sustainable Design (ESD)

The Cost Plan does not include any allowance for ESD related items which are over and above business as usual.

#### e External Works

External works included in the cost plan are based on Concept Drawing prepared by Tract dated 14 December 2023.

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### 4. Contingency

The Cost Plan includes a design contingency of 5.0% for resolution of design items prior to tender. We have also included a contract contingency of 5.0% for the construction phase of the project.

These contingencies are intended for design documentation issues and are not for changes in scope.

### 5. Cost Escalation

The Cost Plan is based on costs current at December 2023. We have also allowed cost escalation to Q3 2025 the assumed construction commencement date. Cost escalation will need to be reassessed once a program is available.

We also note that the cost plan does not allow for potential future impacts of COVID-19. As construction pricing is volatile, we propose review of the market conditions regularly.

There is a high level of uncertainty and risk around cost escalation in the market at the current time and as such this will be closely monitored and updated throughout the design and cost planning process.

The current escalation environment is following an extended period of high escalation through 2021 and 2022 driven by COVID-19 related supply chain issues which have now largely subsided. The key drivers of escalation over the short to medium term include:

- Inflation is thought to have peaked but still sits well above target
- Insolvencies in the construction industry remain an issue, resulting in contractors and subcontractors being less willing to take on risk
- Material price rises are easing with increases more aligned with the volume of work in the market
- Labour conditions have eased slightly however remain tight for many key trades, and available labour is not expected to meet demand until 2025

### 6. Other Development Costs

The following other development cost allowances have been included in the Cost Plan:

- Authority and Headwork's Charges – allowance of 0.5%

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### 7. Assumptions

We note the following assumptions have been made with regards to the cost plan:

- Piling foundation to columns supports
- A balanced site cut and fill is to be achieved to avoid cost of imported material or disposal excess materials off-site
- Polished structural concrete slab as floor finishes generally
- Plasterboard ceiling generally other than exhibition areas
- No works to mass tree vegetation to greater site - assuming this will be done at a later stage or as a separate project
- No works only to existing farm dam network

We have included the following provisional allowances in the cost plan:

- Feature wall finishes - \$60,000
- Cafe and kitchen fitout and equipment - \$320,000
- Loose furniture of \$300,000
- Signage including directional and building signage of \$120,000
- AV / Immersive interpretative system - \$550,000
- Photovoltaic cells 50kw - \$120,000

### 8. Clarifications

Costs are based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders. No allowance has been made for other forms of procurement.

The cost plan assumes that a structured cost planning / value engineering process will be followed throughout the design process and that the project will be appropriately documented prior to tender.

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### 9. Exclusions

Please note that the Cost Plan specifically excludes any allowances for the following:

- Exhibition pieces
- Asbestos / hazardous material removal
- Demolition
- Landscape works - not in scope
- Carpark - not in scope
- Site works and paving - not in scope
- Relocation / upgrade of existing services infrastructure
- Works outside site boundary, etc.
- Road works outside site boundary
- Play equipment
- Abnormal ground conditions (i.e. rock, ground water, filling, etc.)
- Site decontamination and remediation
- Mass vegetation to greater site
- Cost escalation beyond Q3 2025
- Client overhead costs
- Client management / direct costs
- Decanting / relocation / temporary accommodation / temporary services
- Loose furniture beyond current allowance of \$300,000
- Audio Visual / Immersive Display \$550,000 allowance
- Professional fees
- Public artwork
- Costs associated with obtaining a Planning Permit
- Finance, Legal, Letting costs, etc.
- Land and land acquisition costs
- Open space levy
- Rates and taxes

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- Staging of the works
- Goods and Services Tax

Where appropriate, allowances for the above items should be made in the overall feasibility study.

### 10. Main Risk Areas

The main risk areas associated with cost are:

- Alignment of Cost Plan with project budget and funding
- Resolution of design generally
- Scope creep
- Asbestos and hazardous material removal
- Existing services and infrastructure
- Abnormal ground conditions, site decontamination and remediation (i.e. rock, contaminated soil, etc.)
- Resolution of other development costs
- Exclusions (as noted above)

### 11. Purpose of this Document

Please note, this is a cost plan for project purposes and is not intended, and should not be used in any format, as a tender document. The item descriptions and quantities are not intended for the use by others. Should a tender document be required, then the appropriate document is a Bill of Quantities.

### 12. Limitations

The conclusions presented herein are based on the information made available to us during the current design phase and may be subject to change should the information upon which they are based is determined to be false, inaccurate or incomplete.

The purpose and contents of this document are intended solely for the recipient. If you are not the intended recipient, you are hereby notified that you must not disseminate, copy or take any action in reliance on it.

### 13. Appendices

- Appendix A – TP Cost Plan

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### Appendix A

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Functional Area	Scope	Area (m <sup>2</sup> )	Rate (\$/m <sup>2</sup> )	Total (\$)
<b>Construction Cost</b>				
Exhibition, Cafe, Retail, Entry, Education / Function		4,624m <sup>2</sup>	6,642	30,712,000
BOH		840m <sup>2</sup>	8,150	6,846,000
<b>Total Building Cost</b>		<b>5,464m<sup>2</sup></b>	<b>6,874</b>	<b>37,558,000</b>
Site Preparation and Leveling				991,000
Landscaping - Not in Scope				Excluded
External Services				2,195,000
ESD				Excluded
<b>Total Building and External Works &amp; Services Costs</b>				<b>40,744,000</b>
Design Contingency		5.00%	407,400	2,037,000
Construction Contingency		5.00%	427,800	2,139,000
Cost escalation (allow to Q3 2025, program TBC)		7.50%	421,125	3,369,000
<b>Total Construction Cost</b>				<b>48,289,000</b>
<b>Project Costs</b>				
Consultant Fees		0.00%		Excluded
Furniture, Fittings & Equipment		Note		Included
ICT Infrastructure		Item		Excluded
Specialist Equipment / Exhibition Items		Note		Excluded
Authority Charges & Headworks				325,000
Other Project Costs		Note		
<b>Total Project Costs</b>				<b>48,614,000</b>
<b>Total End Cost</b>				<b>48,614,000</b>

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

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