

# FEASIBILITY COST PLAN

## METHODOLOGY AND APPROACH

### Introduction

The methodology for preparing the Feasibility Cost Plan for the Callan Park project is based upon our using extensive data base and specialist expertise built up over many years through the monitoring of construction projects

The master cost plan will form the basis of a outline cost model for the Callan Park Master Plan. It will take account of the operational, programme, staging, design, heritage and access constraints particular to Callan Park.

This Feasibility Cost Plan has been based on historical cost data that has been provided to us by the other members of the Project Team. From this base, the Team will have the ability to make informed decisions on the projects direction during the development of master plan options.

The cost plans developed will inform the financial modelling work and aid the development of a economically sustainable plan for the ongoing use and enjoyment of Callan Park.

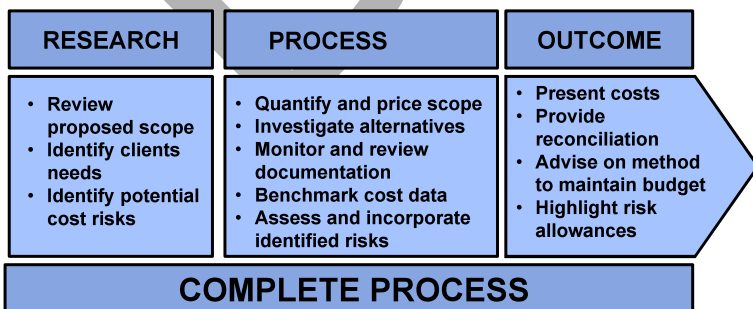
It must be noted that the work carried out so far has produced indicative cost plans based on a number of assumptions. As the proposal for Callan Park develop and there is a better understanding of the work required to bring the many buildings on Callan Park back into use the Cost Plan will be developed accordingly.

This cost plan does not consider any landscpae remediation or construction that may be required. It is also exclusive of any allowance for dealing with contamination, ground conditions, infrastructure up-grades or any such costs other than the treatment of the fabric of the existing buildings.

### Methodology

We have been provided with historical cost information from a previous study (Callan Park schedule of repairs, PKP 2007). Using this cost data we have applied our in-house cost indices to up-date these costings to present date values. These updated costs represent 39% of the total projected costs for the refurbishment of the existing buildings. The remaining 61% of the costs we have developed using our knowledge of the broad spread of costs for refurbishment and upgrade works to heritage / dilapidated building.

Our methodology is unique and underpins our “Risk Transparent Cost Planning” technique, for which such a substantial public project is of paramount importance.



## **FEASIBILITY COST PLAN**

### **Methodology and Approach (cont'd)**

#### **Summary Costings**

Applying the methodology as noted above we have generated an updated feasibility Cost Plan for the refurbishment of the heritage building on the site in the amount of \$56m.

We would note that every project is unique and as such applying such a broad costing approach to the refurbishment of the existing buildings can only provide an INDICATIVE COST only. As such we would strongly recommend that these costings be treated as provisional until such time as further information becomes available.

## **FEASIBILITY COST PLANNING**

### **KEY CONSIDERATIONS**

#### **Introduction**

Inherent with any development project there are a number of aspects which are unique and require a targeted approach to identify areas that present strengths, opportunities, constraints and risks. The Project Team will seek to develop a strategic Cost Plan for Callan Park which considers such key areas as those noted below:

#### **Strengths**

There was a completed building audit as part of the Conservation Management Plan in 2002, this provides a good basis for future work.

The costing study completed as part of the 2007 plan establishes a benchmark for future heritage works.

To apply high level risk management processes to identify as early as possible risks and develop risk mitigation strategies.

#### **Opportunities**

To develop a cost plan that accounts for the incorporation of ESD principles at an early stage

To engage with all the project stakeholders

To develop an outline Cost Plan that all stakeholders understand and are willing to work within, thereby instilling a uniform approach to the project.

#### **Constraints**

Access to dilapidated buildings to establish work required.

Observance of heritage controls may prevent best value solutions.

Maintaining the existing functional aspects of the Park during the construction phases.

## **Risks**

Contamination due to the presence of asbestos.

Further dilapidation to heritage buildings since 2007 study.

Inadequacy of existing infrastructure.

Unidentified risks and are not incorporated into risk management strategies.

## **Expectations**

The master plan will establish the uses of existing buildings on Callan Park so that the cost model will be updated

The extent of contamination on the site will be further researched so that this factor can be incorporated into the cost plan

The extent of landscape works will be established through the master plan

ESD targets will be established early in the process so these costs can be incorporated in the cost plan.

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