

ROCKPOOL | Rainbow Bay

Project Consultant Comparison

Incumbent consultant

Received quote

Requested/Pending

Last updated: RB-McN 15/02/2021

Discipline	Prospective Consultant	Prospective Consultant	Prospective Consultant	Proposed Consultant	Concept Design Phase	Design Development Phase	Construction Documentation	Construction Services Phase	TOTAL CONSULTANT FEE
CONSULTANCIES "FIRST ROUND" - ALL FEES ARE YET TO BE VETTED AND FINALISED									
Architect	Joe Adsett			Joe Adsett Architects are paid for directly by Rainbow 2021 Pty Ltd					
Certifier	McKenzie Group	Mackie	Pacific Approvals	McKenzie Group - incumbent used for expediency for DA.	\$ 3,000.00	\$ 6,346.00	\$ 7,000.00	\$ 8,000.00	\$ 24,346.00
Structural Engineer	Edge Consulting			Edge Consultants	\$ 25,500.00	\$ 45,500.00	\$ 51,300.00	Incl	\$ 122,300.00
Civil Engineer	Arcadis	Friends		Arcadis - incumbent used for expediency for DA.		\$ 21,000.00	\$ 15,000.00	Incl	\$ 36,000.00
Geotech	Pacific Geotech			Pacific Geotech	\$ 10,500.00	\$ 6,000.00			\$ 16,500.00
Fire Engineer	Omnii	WSP	Sotera	Omnii - incumbent used for expediency for DA.		\$ 11,600.00	\$ 2,000.00	\$ 900.00	\$ 14,500.00
Mechanical	ADP	ADP		ADP Consulting	\$ 8,860.00	\$ 12,810.00	\$ 4,430.00	\$ 2,500.00	\$ 28,600.00
Electrical	ADP	ADP		ADP Consulting	\$ 9,520.00	\$ 12,400.00	\$ 4,785.00	\$ 2,500.00	\$ 29,205.00
Hydraulic (Revit capable)	ADP	ADP	Property Tech	ADP Consulting	\$ 4,930.00	\$ 6,910.00	\$ 2,465.00	\$ 1,480.00	\$ 15,785.00
Fire Services	ADP	Property Tech		ADP Consulting	\$ 4,640.00	\$ 6,500.00	\$ 2,320.00	\$ 1,395.00	\$ 14,855.00
Traffic impact Assessment	Bitzios			Bitzios - Paid by JAA. Remains with JAA.	\$ 2,650.00	\$ 4,950.00	\$ 1,200.00	\$ 1,200.00	\$ 10,000.00
Wind Consultant	MEL Consulting	Windtech	CPO	Windtech	\$ 16,500.00				\$ 16,500.00
Dilapidation Report by Structural Engineer	Edge Consulting			Edge Consultants	\$ 15,000.00				\$ 15,000.00
Display Structural Rectification	Edge Consulting								
CONSULTANCIES REMAINING - ALL FEES ARE YET TO BE VETTED AND FINALISED									
Retention Systems / Piling D&C				Early engagement of a preferred piling contractor is required. Reaction & Hydrostatic Loads required first. To be priced by scope as marked-up by Arcadis.	\$ 15,000.00	\$ 15,000.00			\$ 30,000.00
Pot Holling Survey and Services Locating				To be priced by scope as marked-up by Arcadis.	\$ 20,000.00				\$ 20,000.00
CCTV of sewer and storwater services				To be priced by scope as marked-up by Arcadis.	\$ 10,000.00				\$ 10,000.00
Acoustic	Acoustic Works	TTM	Acoustic Logic	Acoustic Works	\$ 3,250.00	\$ 1,500.00	\$ 7,950.00	\$ 3,850.00	\$ 16,550.00
DDA	Mckenzie Group			McKenzie Group - incumbent used for expediency for DA.		\$ 8,000.00	\$ 2,500.00	Incl	\$ 10,500.00
Structural Peer Review:	MPN	Michael Bale		MPN		\$ 8,500.00	\$ 1,000.00	Incl	\$ 9,500.00
Section J/thermal comfort	Ecolateral	Inhabit		Inhabit	\$ 3,000.00	\$ 5,000.00	\$ 3,000.00	Incl	\$ 11,000.00
Façade Engineering, Vert Termination, FP1.4 report, Design Review	Arcadis	Building Envelope Group	Inhabit	To be re-tendered upon detailed scope	\$ 6,000.00	\$ 6,000.00			\$ 12,000.00
Traffic Engineering	TTM	Bitzios		TTM		\$ 7,400.00	\$ 4,900.00	\$ 2,500.00	\$ 14,800.00
Landscaping	Form	Arcadia	Fred St	Form - incumbent used for expediency for DA.	\$ 7,830.00	\$ 20,150.00	\$ 2,730.00	Incl	\$ 30,710.00
Waste Services	TTM	Bitzios		TTM	\$ 3,600.00	\$ 4,800.00	\$ 2,000.00	Incl	\$ 10,400.00
Flood report				Allowance made as this is subject to searches by Certifier and DA Conditions	\$ 8,000.00				\$ 8,000.00
Preliminary Total Fees:					\$ 177,780.00	\$ 210,366.00	\$ 114,580.00		\$ 527,051.00
ESTIMATE OF FEES FROM AUTHORITY REVIEWS AND SUBMISSIONS									
QFES referral agency assessment fees									\$ 44,656.68
CoGC Fees per Plumbing Fixtures									\$ 64,761.00
Energex connection and services agreement costs	Per Land Settlement agreement with Client and Vendor, this fee is not required for Rockpool.								\$ -
OPW Re-routing of sewer and stormwater infrastructure									\$ 898.00
OPW Stormwater connection									\$ 770.00
OPW connection to water asset									\$ 770.00
OPW connection to sewer asset									\$ 770.00
OPW Minor change fee (20% of the associated fees)									\$ 641.60
OPW Bulk Earthworks associated fees									\$ 1,983.00
OPW Application costs - Civil Engineering works + GIA									\$ 1,100.00
OPW Application costs - Landscaping external of lot.									\$ 541.00
OPW Application costs - Landscaping internal of lot, Incl GIA									\$ 1,556.40
OPW Application costs -Tree works									\$ 246.00
OPW Application costs - VXO and Footpaths + permissible change									\$ 521.00
Preliminary Design Phase Fee Totals:					\$0.00	\$0.00	\$0.00		\$119,214.68