

**YARRA RANGES COUNCIL**  
**BELGRAVE MULTI PURPOSE HUB**  
**Concept Estimate - Building and Site Works**

20th May 2013

	unit	qty	rate	estimate
<b>Demolition</b>				
Demolish existing brick / block / weatherboard building adjacent the Cameo Cinemas	item			12,000
Demolish existing weatherboard / cement clad building on the corner of Allandale Grove	item			10,000
Allowance for asbestos removal	item			50,000
Demolish existing galvanised steel double garage and concrete paving	item			2,000
Demolish existing weatherboard / cement clad building behind the Cameo Cinemas	item			10,000
Breakup and remove existing bitumen paving	m2	800	20	16,000
Remove existing interlock style paving	m2	130	15	1,950
Allowance to remove sundry fencing etc.	item			5,000
Allowance to remove established trees	allow	6	2,000	12,000
Allowance to remove existing playground	item			2,000
<b>New Building Works</b>				
Multi purpose hub lower level	m2	630	3,000	1,890,000
Multi purpose hub upper level	m2	652	3,000	1,956,000
Lift	item			150,000
Elevated semi permeable entry deck	m2	68	1,500	102,000
Allow for steel framed verandah to street entry	m2	40	1,500	60,000
<b>External Works and Services</b>				
Strip site in preparation for excavation	m2	1,250	15	18,750
Excavation to form building platform	m3	1,750	45	78,750
Allowance for contaminated soil removal	item			100,000
Allowance for poor soil conditions	item			100,000

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Bitumen carpark areas including kerb and channel, stormwater drainage and line marking (extended option adds a further 750 m2)	m2	1,050	160	168,000
New cross-over	item			5,000
Concrete (patterned?) pedestrian paving including paving to outdoor art space	m2	500	100	50,000
Allowance for retaining batter (assumed a retaining structure is required)	m2	250	575	143,750
Allowance for soft landscaping to batter and remainder of site including set-up for community garden and park furniture	item			150,000
Allowance for external stormwater drainage	item			50,000
Allowance for stormwater collection and pumping	item			50,000
Allowance for sewer drainage	item			25,000
Allowance for water supply	item			10,000
Allowance for gas supply	item			10,000
Allowance for on-site substation	item			150,000
Allowance for external lighting (security, carpark, garden)	item			100,000
Allowance for telephone connection	item			2,500
<b>Sub-Total (excl GST)</b>				<b>5,490,700</b>
Design Contingency		5%		274,600
<b>Sub-Total (excl GST)</b>				<b>5,765,300</b>
Escalation to Tender in say mid 2018 and allowing 3% per annum				919,000
Escalation during construction allow 12 month construction period allowing the equivalent of 3% per annum				67,000
<b>Estimated Tender Amount (excl GST)</b>				<b>6,751,300</b>

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Construction Contingency		10%		675,130
<b>Sub-Total (excl GST)</b>				<b>7,426,430</b>
Professional fees		12%		891,200
Loose furniture and equipment				349,000
<b>Total Project (Rounded) Excl GST</b>				<b>8,667,000</b>

**Exclusions**

GST

Temporary Accommodation

Dental and Medical Equipment

Out of hours work

Amendments to Burwood Highway - if required

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	<b>unit</b>	<b>qty</b>	<b>rate</b>	<b>estimate</b>
<b>ADS Office</b>				
Work station	no	6	2,500	15,000
Chair	no	6	450	2,700
Filing cabinets	no	6	350	2,100
Waste paper bins and recycling bins	no	6	50	300
Wall art	item			500
<b>Inspiro Office</b>				
Work station	no	3	2,500	7,500
Chair	no	3	450	1,350
Filing cabinets	no	3	350	1,050
Waste paper bins and recycling bins	no	3	50	150
Wall art	item			500
<b>Meeting Interview Room</b>				
Meeting table	no	1	500	500
Meeting chairs	no	6	250	1,500
Side table	no	1	500	500
Side table lamp	no	1	250	250
Wall art	item			500
<b>ADS, DRERS, BCAP, TS</b>				
Meeting table	no	1	500	500
Meeting chairs	no	6	250	1,500
Side table	no	1	500	500
Side table lamp	no	1	250	250
Wall art	item			500

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	unit	qty	rate	estimate
<b>ADS Office</b>				
<b>Meeting Interview MI, DRERS, YS</b>				
Meeting table	no	1	500	500
Meeting chairs	no	6	250	1,500
Side table	no	1	500	500
Side table lamp	no	1	250	250
Wall art	item			500
<b>MI Storage</b>				
Nil - assume all built-in joinery / shelving	note			
<b>TS Store</b>				
Nil - assume all built-in joinery / shelving	note			
<b>Toilets Showers</b>				
Allow for 10 lockers	no	10	500	5,000
<b>Laundry</b>				
Nil - assume all built-in joinery / shelving	note			
<b>DRERS Food Storage</b>				
Nil - assume all built-in joinery / shelving	note			
<b>YS Office</b>				
Work station	no	3	2,500	7,500
Chair	no	3	450	1,350
Filing cabinets	no	3	350	1,050
Waste paper bins and recycling bins	no	3	50	150
Wall art	item			500
<b>YS Lockable Store</b>				
Nil - assume all built-in joinery / shelving	note			

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<b>ADS Office YS Office</b>				
Work station	no	3	2,500	7,500
Chair	no	3	450	1,350
Filing cabinets	no	3	350	1,050
Waste paper bins and recycling bins	no	3	50	150
Wall art	item			500
<b>DRERS OFFICE</b>				
Work station	no	3	2,500	7,500
Chair	no	3	450	1,350
Filing cabinets	no	3	350	1,050
Waste paper bins and recycling bins	no	3	50	150
Wall art	item			500
<b>DRERS Reception</b>				
Reception chair	no	1	500	500
Filing cabinets	no	4	350	1,400
Built in joinery included in building works	note			
<b>Lower Level Foyer</b>				
Allow for tech pod	item			20,000
Allow for display joinery	item			25,000
Allow for casual seating	no	10	350	3,500
<b>Multipurpose Common Room Lounge</b>				
Allow for casual seating	no	10	350	3,500
Allow for AV	item			30,000
Wall art	item			1,000

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	<b>unit</b>	<b>qty</b>	<b>rate</b>	<b>estimate</b>
<b>ADS Office</b>				
Allow for stackable seating	no	60	100	6,000
<b>MI OFFICE</b>				
Desk	no	1	2,500	2,500
Chair	no	1	450	450
Visitor chair	no	1	450	450
Filing cabinets	no	1	350	350
Waste paper bins and recycling bins	no	1	50	50
Wall art	item			500
<b>Kitchenette YS food store</b>				
Fridge	no	1	1,500	1,500
Microwave	no	2	500	1,000
Cutlery, crockery etc. including allowance for coffee tea cups for morning/afternoon tea after	item			1,000
<b>BCAP Cleaning</b>				
Built in joinery included in building works	note			
<b>BCAP Material</b>				
Built in joinery included in building works	note			
<b>Inspiro Clinic Dentist</b>				
Assume all dentistry equipment is by others and not part of this budget	note			
<b>Inspiro Clinic Consulting/Counselling/MCH</b>				
Desk	no	10	2,500	25,000
Chair	no	10	450	4,500
Visitor chair	no	10	450	4,500
Filing cabinets	no	10	350	3,500

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<b>ADS Office</b>				
Waste paper bins and recycling bins	no	10	50	500
Wall art	no	10	500	5,000
<b>Inspiro Clinic Exchange Room</b>				
Desk	no	1	2,500	2,500
Chair	no	1	450	450
Visitor chair	no	1	450	450
Filing cabinets	no	1	350	350
Waste paper bins and recycling bins	no	1	50	50
Wall art	no	1	500	500
<b>MCH Store</b>				
Built in joinery included in building works	note			
<b>Reception Community Link</b>				
Loose chairs	no	10	450	4,500
Loose occasional tables	no	2	400	800
Display	item			2,500
Reception chair	no	1	500	500
Filing cabinets	no	4	350	1,400
Built in joinery included in building works	note			
<b>Inspiro Reception</b>				
Reception chair	no	1	500	500
Filing cabinets	no	4	350	1,400
Built in joinery included in building works	note			
<b>Toilets</b>				
Nil	note			



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<b>ADS Office</b>				
<b>Waiting Lounge</b>				
Loose chairs	no	10	450	4,500
Loose occasional tables	no	2	400	800
Display	item			2,500
Reception chair	no	1	500	500
Filing cabinets	no	4	350	1,400
Built in joinery included in building works	note			
<b>Upper Level Foyer</b>				
Allow for display joinery	item			25,000
Allow for casual seating	no	10	350	3,500
<b>Multipurpose Rooms 1 and 2</b>				
Allow for casual seating	no	10	350	3,500
Allow for AV	item			30,000
Wall art	item			1,000
Allow for stackable seating	no	60	100	6,000
<b>Secure General Storage</b>				
Built in joinery included in building works	note			
<b>Kitchenette</b>				
Fridge	no	1	1,500	1,500
Microwave	no	2	500	1,000
Cutlery, crockery etc. including allowance for coffee tea cups for morning/afternoon tea after	item			1,000

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<b>ADS Office</b>				
<b>Inspiro Storage</b>				
Built in joinery included in building works	note			
<b>Sub-Total (excl GST)</b>				<b>317,350</b>
Contingency		10%		31,800
<b>Total (excl GST)</b>				<b>349,150</b>
<b>Exclusions</b>				
GST				