



YORK HERITAGE BUILDING – UPGRADES

CONCEPT ESTIMATE REV 0

2nd MARCH 2017

P: (61 8) 9321 2777 | E: info@rbb.com.au
ABN: 58 260 502 981

Level 3/12 Kings Park Road West Perth, WA 6005

QUALITY MANAGEMENT

2-Mar-17

Revision	Prepared By	Checked By	Issue Date	Comments
0	Tina Wittber	Sadmir Ceric	2-Mar-17	

SUMMARY

02-Mar-17

REF	OPTIONS	TOTAL \$ (excl GST)
1	PROPOSED COMMUNITY BUILDING	906,000.00
2	PROPOSED RESTAURANT	1,163,000.00

NOTES

- i The above estimates are based on the following:
 - Floor Plan per Conservation Plan dated June 2016
 - Existing floor plan (undated); from BCA report
 - Site Plan and Floor Plan (undated); appendix 8; from BCA report
 - 29 South St York - McDowall Affleck engineering report
 - Building Compliance Assessment Report - Chalkies Building Oct 2015 - Hendry Group Pty Ltd
 - Site inspection; 20/02/2017
- ii Engineering cost advice has not been received for any of the services
- iii No allowances have been made for the following:
 - Financing costs
 - Escalation
 - Ground stabilisation i.e. underpinning and/or piling
 - Replacement of existing roof lining or the roof structure
 - Major infrastructure upgrades
- iv This estimate is preliminary and all costs shall therefore be considered indicative.
- v Where required, the estimate allows for upgrade of existing services
- vi This estimate assumes that the works shall be competitively tendered.
- vii Refer to the main body of the estimate for works included and for the allowances related to the building works & services. Estimates for the restaurant include for the base building works only. No costs associated for the restaurant fit-out or embellishments have been included.
- ix The following allowances have been made by RBB. These are the costs over and above the construction costs:
 - Design and Construction contingencies have been allowed at 10%
 - Public Art, allowed \$10,000
 - Loose Furniture and Equipment, allowed \$20,000
 - Professional Fees allowed at 7%
 - Client Costs, allowed at 2%

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>SUMMARY</u>							
1		BUILDING WORKS					363,165
2		EXTERNAL WORKS & SERVICES					255,060
3		Sub-total					618,225.00
4	PR	Preliminaries					49,775.00
5		NET CONSTRUCTION COST (AT CURRENT PRICES)					668,000.00
6		Design contingency			10%		67,000.00
7		Construction contingency			10%		67,000.00
8		Client contingency					Excluded
9		Public Art; allowance					10,000.00
10		Loose Furniture and Equipment; allowance					20,000.00
11		ICT; allowance					Excluded
12		Headwork Charges; allowance					N/A
13		Building Act Compliance					2,000.00
14		Professional fees; allowance			7%		57,000.00
15		Client costs; allowance			2%		15,000.00
16		Gross Project Cost (current)				\$	906,000.00
17		Escalation to Tender				\$	Excluded
18		Estimated Total Commitment				\$	906,000.00
19		GST				\$	90,600.00
20		Total				\$	996,600.00

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>BUILDING WORKS</u>							
AR		<u>Alterations and Renovations</u>					
		<u>Building (External)</u>					
21		Demolish timber/ metal clad walls (currently kitchen/store room)	m2	63	50.00	3,150.00	
22		Allowance for temporary propping of existing roof structure to remain (where timber/metal ext. walls have been removed)	Item	1	4,200.00	4,200.00	
23		Remediation works to concrete slab in preparation for brickwork walls	Item	1	1,000.00	1,000.00	
24		Remove and dispose iron gates	No	2	150.00	300.00	
25		Allowance for making good existing sash windows	m2	23	950.00	21,850.00	
26		Remove and dispose high level windows; make good area for replacement windows	Item	1	500.00	500.00	
27		Making good existing single external doors; repaint door and frame	No	1	2,200.00	2,200.00	
28		Making good existing double external doors; repaint door and frame	No	3	2,550.00	7,650.00	
29		Minor repairs, preparation and repaint of stonework window surrounds/ features	Item	1	500.00	500.00	
30		Install expansion joint between old and new stone sections; cut-in for the movement joint, infill with mastic; 2No locations	No	2	900.00	1,800.00	
31		Allowance to inspect existing mortar joints in stone/brick walls, rake out where necessary and re-point	m2	416	50.00	20,800.00	
32		Allowance to clean stone/brick walls	Item	1	7,000.00	7,000.00	
33		Rebuild section of stonewall in location where cracks are classified as severe, portico (east and west); provisional quantity	m2	30	250.00	7,500.00	
34		Tie-rods at 2m centres, fixed to existing 500 wide stone walls; comprising 20 dia rods, plates, turnbuckle complete as per engineering detail SK01	No	10	1,500.00	15,000.00	
35		150PFC beam associated with the tie rod detail, to N and S wall of main hall; ref eng. detail SK01	t	0.71	8,500.00	6,035.00	
36		Take down and remove existing downpipes and gutters; prepare for new	Item	1	2,400.00	2,400.00	
37		Allow for minor restoration works to existing roof	Item	1	2,500.00	2,500.00	
38		Make good and repaint soffits	m2	46	30.00	1,380.00	
39		Make good and repaint fascias	m	96	25.00	2,400.00	
40		Breakup and remove existing entry steps and landing and build new; 2No main entrance porticos	Item	1	4,000.00	4,000.00	
41		Underpinning / piling	Item	1		Excluded	
		<u>Building (Internal)</u>					
42		Take down and dispose all curtains/ blinds and the like	Item	1	500.00	500.00	
43		Strip out existing kitchenette; cap services	Item	1	500.00	500.00	
44		Strip out existing kitchen	Item	1	1,500.00	1,500.00	
45		Strip out shelving/ storage cabinets generally	Item	1	750.00	750.00	
46		Allowance for localised patch repairs to plasterwork, hack off and replace damaged plaster as necessary; repaint (15%)	m2	43	46.00	1,978.00	

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
47		Infill plasterwork to Library at high level	m2	10	60.00	600.00	
48		Hack off and dispose wall tiling, make good walls; paint (Kitchenette)	m2	17	56.00	952.00	
49		Remove and dispose vinyl wall coverings, make good walls (Kitchen)	m2	57	15.00	855.00	
50		Take up and dispose carpet to expose jarrah flooring	m2	121	20.00	2,420.00	
51		Take up and dispose vinyl floor covering, including coved skirtings	m2	102	20.00	2,040.00	
52		Allowance for minor remedial works to existing exposed timber roof framing (i.e. cleaning, minor repairs etc)	Item	1	2,500.00	2,500.00	
53		Remove and dispose door and door frame, make good	No	3	350.00	1,050.00	
54		Remove, protect and re-install existing coolroom	Item	1	1,000.00	1,000.00	
55		Take down and dispose plasterboard ceilings	m2	107	20.00	2,140.00	
56		Allowance for electrical modifications	Item	1	35,000.00	35,000.00	
57		Allowance of communications modifications	Item	1	12,000.00	12,000.00	
58		Allowance for mechanical modifications (new A/C)	Item	1	50,000.00	50,000.00	
59		Allowance to remove and dispose of hazardous materials	Item	1	5,000.00	5,000.00	
60		Allowance for sundry alterations and renovations	Item	1	10,000.00	10,000.00	242,950
RF <u>Roof</u>							
61		Allowed to install vermin mesh; between existing external walls and timber roof framing	m	96	25.00	2,400.00	
62		New gutters	m	72	60.00	4,320.00	
63		New downpipes	m	39	60.00	2,340.00	9,060
EW <u>External Walls</u>							
64		Masonry external walls to (replacing walls to be	m2	60	250.00	15,000.00	15,000
WW <u>Windows</u>							
65		Aluminium framed glazed windows	m2	5	550.00	2,750.00	2,750
ED <u>External Doors</u>							
66		New single external door and frame (replacing gates)	No	2	1,600.00	3,200.00	
67		New single internal door and frame (replacing existing external doors)	No	2	1,600.00	3,200.00	
68		New double door and frame	No	1	2,000.00	2,000.00	8,400
ND <u>Internal Doors</u>							
69		Solid core single door with frame	No	2	1,000.00	1,000.00	
70		Solid core double door with frame	No	1	1,800.00	1,800.00	2,800
WF <u>Wall Finishes</u>							
71		Wall tiling to Kitchen area	m2	99	110.00	10,890.00	
72		Prepare and make good walls generally; repaint	m2	281	16.00	4,496.00	15,386
FF <u>Floor Finishes</u>							
73		Vinyl floor covering including skirtings to Kitchen area	m2	70	102.00	7,140.00	
74		Vinyl floor covering to Store	m2	32	102.00	3,264.00	
75		Sand, polish and seal existing Jarrah floor boards	m2	157	25.00	3,925.00	14,329.00

SILVER THOMAS HANLEY
YORK HERITAGE BUILDING
PROPOSED COMMUNITY BUILDING



CONCEPT ESTIMATE REV 0

02-Mar-17

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
	CF	<u>Ceiling Finishes</u>					
76		New plasterboard ceiling including insulation and paint; kitchen	m2	70	110.00	7,700.00	
77		New plasterboard ceiling including insulation and paint; kitchenette & store	m2	69	110.00	7,590.00	15,290
	FT	<u>Fitments</u>					
78		Allowance for sundry fitments	Item	1	15,000.00	15,000.00	
79		Fire extinguishers; provisional quantity	No	3	350.00	1,050.00	
80		Fire blanket; provisional quantity	No	1	150.00	150.00	
81		Allowance for replacement signage/ plaques	Item	1	1,000.00	1,000.00	17,200
	SE	<u>Special Equipment</u>					
82		Kitchen fit-out; equipment for 'warm-up' and serve capability only; (not a commercial kitchen)	Item	1	20,000.00	20,000.00	20,000
83		Sub-total - Buildings (Demo & Alts)				363,165	363,165

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>EXTERNAL WORKS & SERVICES</u>							
	XP	<u>Site preparation</u>					
84		Demolish existing stand alone toilet block, including slab; prepare ground for new [23 m2]	Item	1	4,660.00	4,660.00	
85		Remove trees	No	4	1,500.00	6,000.00	
86		Remove picket fence	m	50	30.00	1,500.00	
87		Remove retaining stone wall	m	25	40.00	1,000.00	
88		Topsoil strip, including clearing vegetation	m2	1170	7.00	8,190.00	
89		Excavation/ fill to form levels, level and compact (allowance)	m3	176	35.00	6,160.00	27,510
	XR	<u>Roads, Paths & Paved areas</u>					
90		Carparking and access roads (allowed 35 bay on ground carpark); lighting and drainage included	m2	1120	85.00	95,200.00	
91		Adjustments to existing paving (allowance)	m2	50	30.00	1,500.00	
92		New paving; provisional quantity	m2	50	80.00	4,000.00	100,700
	XN	<u>Boundary, Walls, Fencing and Gates</u>					
93		Allowance for modifications to existing timber boundary fence	Item	1	5,000.00	5,000.00	
94		Allowance for new gate from new carpark to community building	Item	1	1,000.00	1,000.00	6,000
	XB	<u>Outbuildings and Covered Ways</u>					
95		New toilet block; allowed for 2No UAT, 1No male and 1No female toilet	Item	1	60,000.00	60,000.00	60,000
	XL	<u>Landscaping and Improvements</u>					
96		Allowance for works to the existing landscaping	m2	575	30.00	17,250.00	
97		Allowance for landscaping works; current carparking area	m2	720	30.00	21,600.00	38,850
	XK	<u>External Stormwater Drainage</u>					
98		Soakwells; provisional quantity	No	3	1,500.00	4,500.00	4,500
	XD	<u>External Sewer</u>					
99		Sewer modifications; minor allowance	Item	1	2,500.00	2,500.00	2,500
	XF	<u>External Fire Protection</u>					
100		Fire hydrant; allowance	Item	1	2,500.00	2,500.00	2,500
	XE	<u>External Light and Power</u>					
101		Cabling and pits; allowance	Item	1	5,000.00	5,000.00	
102		Minor modifications to existing lighting	Item	1	5,000.00	5,000.00	10,000
	XC	<u>External Communications</u>					
103		External communications; minor allowance	Item	1	2,500.00	2,500.00	2,500
104		Sub-Total - External Works & Services				255,060	255,060

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>SUMMARY</u>							
1		BUILDING WORKS					545,105
2		EXTERNAL WORKS & SERVICES					255,060
3		Sub-total					800,165.00
4	PR	Preliminaries					64,835.00
5		NET CONSTRUCTION COST (AT CURRENT PRICES)					865,000.00
6		Design contingency			10%		87,000.00
7		Construction contingency			10%		87,000.00
8		Client contingency					Excluded
9		Public Art; allowance					10,000.00
10		Loose Furniture and Equipment; allowance					20,000.00
11		ICT; allowance					Excluded
12		Headwork Charges; allowance					N/A
13		Building Act Compliance					2,000.00
14		Professional fees; allowance			7%		72,000.00
15		Client costs; allowance			2%		20,000.00
16		Gross Project Cost (current)				\$	1,163,000.00
17		Escalation to Tender				\$	Excluded
18		Estimated Total Commitment				\$	1,163,000.00
19		GST				\$	116,300.00
20		Total				\$	1,279,300.00

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>BUILDING WORKS</u>							
AR		<u>Alterations and Renovations</u>					
		<u>Building (External)</u>					
21		Demolish timber/ metal clad walls (currently kitchen/store room)	m2	63	50.00	3,150.00	
22		Allowance for temporary propping of existing roof structure to remain (where timber/metal ext. walls have been removed)	Item	1	4,200.00	4,200.00	
23		Remediation works to concrete slab in preparation for brickwork walls	Item	1	1,000.00	1,000.00	
24		Remove and dispose iron gates	No	2	150.00	300.00	
25		Allowance for making good existing sash windows	m2	23	950.00	21,850.00	
26		Remove and dispose high level windows; make good area for replacement windows	Item	1	500.00	500.00	
27		Making good existing single external doors; repaint door and frame	No	1	2,200.00	2,200.00	
28		Making good existing double external doors; repaint door and frame	No	3	2,550.00	7,650.00	
29		Minor repairs, preparation and repaint of stonework window surrounds/ features	Item	1	500.00	500.00	
30		Install expansion joint between old and new stone sections; cut-in for the movement joint, infill with mastic; 2No locations	No	2	900.00	1,800.00	
31		Allowance to inspect existing mortar joints in stone/brick walls, rake out where necessary and re-point	m2	416	50.00	20,800.00	
32		Allowance to clean stone/brick walls	Item	1	7,000.00	7,000.00	
33		Rebuild section of stonewall in location where cracks are classified as severe, portico (east and west); provisional quantity	m2	30	250.00	7,500.00	
34		Tie-rods at 2m centres, fixed to existing 500 wide stone walls; comprising 20 dia rods, plates, turnbuckle complete as per engineering detail SK01	No	10	1,500.00	15,000.00	
35		150PFC beam associated with the tie rod detail, to N and S wall of main hall; ref eng. detail SK01	t	0.71	8,500.00	6,035.00	
36		Take down and remove existing downpipes and gutters; prepare for new	Item	1	2,400.00	2,400.00	
37		Allow for minor restoration works to existing roof	Item	1	2,500.00	2,500.00	
38		Make good and repaint soffits	m2	46	30.00	1,380.00	
39		Make good and repaint fascias	m	96	25.00	2,400.00	
40		Breakup and remove existing entry steps and landing and build new; 2No main entrance porticos	Item	1	4,000.00	4,000.00	
41		Underpinning / piling	Item	1		Excluded	
		<u>Building (Internal)</u>					
42		Take down and dispose all curtains/ blinds and the like	Item	1	500.00	500.00	
43		Strip out existing kitchenette; cap services	Item	1	500.00	500.00	
44		Strip out existing kitchen	Item	1	1,500.00	1,500.00	
45		Strip out shelving/ storage cabinets generally	Item	1	750.00	750.00	
46		Allowance for localised patch repairs to plasterwork, hack off and replace damaged plaster as necessary; repaint (15%)	m2	43	46.00	1,978.00	

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
47		Infill plasterwork to Library at high level	m2	10	60.00	600.00	
48		Hack off and dispose wall tiling, make good walls; paint (Kitchenette)	m2	17	56.00	952.00	
49		Remove and dispose vinyl wall coverings, make good walls (Kitchen)	m2	57	15.00	855.00	
50		Take up and dispose carpet to expose jarrah flooring	m2	121	20.00	2,420.00	
51		Take up and dispose vinyl floor covering, including coved skirtings	m2	102	20.00	2,040.00	
52		Allowance for minor remedial works to existing exposed timber roof framing (i.e. cleaning, minor repairs etc)	Item	1	2,500.00	2,500.00	
53		Remove and dispose door and door frame, make good area for new	No	3	350.00	1,050.00	
54		Remove, protect and re-install existing coolroom	Item	1	1,000.00	1,000.00	
55		Take down and dispose plasterboard ceilings	m2	107	20.00	2,140.00	
56		Allowance for electrical modifications	Item	1	35,000.00	35,000.00	
57		Allowance of communications modifications	Item	1	12,000.00	12,000.00	
58		Allowance for mechanical modifications (new A/C)	Item	1	50,000.00	50,000.00	
59		Allowance to remove and dispose of hazardous materials	Item	1	5,000.00	5,000.00	
60		Allowance for sundry alterations and renovations	Item	1	10,000.00	10,000.00	242,950
RF <u>Roof</u>							
61		Allowed to install vermin mesh; between existing external walls and timber roof framing	m	96	25.00	2,400.00	
62		New gutters	m	72	60.00	4,320.00	
63		New downpipes	m	39	60.00	2,340.00	9,060
EW <u>External Walls</u>							
64		Masonry external walls to (replacing walls to be demolished around the existing store)	m2	60	250.00	15,000.00	15,000
WW <u>Windows</u>							
65		Aluminium framed glazed windows	m2	5	550.00	2,750.00	2,750
ED <u>External Doors</u>							
66		New single external door and frame (replacing gates)	No	2	1,500.00	3,000.00	
67		New single internal door and frame (replacing existing external doors)	No	2	1,100.00	2,200.00	
68		New double door and frame	No	1	2,000.00	2,000.00	7,200
ND <u>Internal Doors</u>							
69		Solid core single door with frame	No	2	1,000.00	1,000.00	
70		Solid core double door with frame	No	1	1,800.00	1,800.00	2,800
WF <u>Wall Finishes</u>							
71		Wall tiling to Kitchen area	m2	99	110.00	10,890.00	
72		Prepare and make good walls generally; repaint	m2	281	16.00	4,496.00	15,386
FF <u>Floor Finishes</u>							
73		Vinyl floor covering including skirtings to Kitchen area	m2	70	102.00	7,140.00	
74		Vinyl floor covering to Store	m2	32	102.00	3,264.00	
75		Sand, polish and seal existing Jarrah floor boards	m2	157	45.00	7,065.00	17,469.00

SILVER THOMAS HANLEY
YORK HERITAGE BUILDING
PROPOSED RESTAURANT



CONCEPT ESTIMATE REV 0

02-Mar-17

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
	CF	<u>Ceiling Finishes</u>					
76		New plasterboard ceiling including insulation and paint; kitchen	m2	70	110.00	7,700.00	
77		New plasterboard ceiling including insulation and paint; kitchenette & store	m2	69	110.00	7,590.00	15,290
	FT	<u>Fitments</u>					
78		Allowance for sundry fitments	Item	1	15,000.00	15,000.00	
79		Fire extinguishers; provisional quantity	No	3	350.00	1,050.00	
80		Fire blanket; provisional quantity	No	1	150.00	150.00	
81		Allowance for replacement signage/ plaques	Item	1	1,000.00	1,000.00	17,200
	SE	<u>Special Equipment</u>					
82		Kitchen fit-out; allowed for commercial kitchen, restaurant capability	Item	1	200,000.00	200,000.00	200,000
83		Sub-total - Buildings (Demo & Alts)				545,105	545,105

Ref	Code	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
<u>EXTERNAL WORKS & SERVICES</u>							
	XP	<u>Site preparation</u>					
84		Demolish existing stand alone toilet block, including slab; prepare ground for new [23 m2]	Item	1	4,660.00	4,660.00	
85		Remove trees	No	4	1,500.00	6,000.00	
86		Remove picket fence	m	50	30.00	1,500.00	
87		Remove retaining stone wall	m	25	40.00	1,000.00	
88		Topsoil strip, including clearing vegetation	m2	1170	7.00	8,190.00	
89		Excavation/ fill to form levels, level and compact (allowance)	m3	176	35.00	6,160.00	27,510
	XR	<u>Roads, Paths & Paved areas</u>					
90		Carparking and access roads (allowed 35 bay on ground carpark); lighting and drainage included	m2	1120	85.00	95,200.00	
91		Adjustments to existing paving (allowance)	m2	50	30.00	1,500.00	
92		New paving; provisional quantity	m2	50	80.00	4,000.00	100,700
	XN	<u>Boundary, Walls, Fencing and Gates</u>					
93		Allowance for modifications to existing timber boundary fence	Item	1	5,000.00	5,000.00	
94		Allowance for new gate from new carpark to community building	Item	1	1,000.00	1,000.00	6,000
	XB	<u>Outbuildings and Covered Ways</u>					
95		New toilet block; allowed for 2No UAT, 1No male and 1No female toilet	Item	1	60,000.00	60,000.00	60,000
	XL	<u>Landscaping and Improvements</u>					
96		Allowance for works to the existing landscaping	m2	575	30.00	17,250.00	
97		Allowance for landscaping works; current carparking area	m2	720	30.00	21,600.00	38,850
	XK	<u>External Stormwater Drainage</u>					
98		Soakwells; provisional quantity	No	3	1,500.00	4,500.00	4,500
	XD	<u>External Sewer</u>					
99		Sewer modifications; minor allowance	Item	1	2,500.00	2,500.00	2,500
	XF	<u>External Fire Protection</u>					
100		Fire hydrant; allowance	Item	1	2,500.00	2,500.00	2,500
	XE	<u>External Light and Power</u>					
101		Cabling and pits; allowance	Item	1	5,000.00	5,000.00	
102		Minor modifications to existing lighting	Item	1	5,000.00	5,000.00	10,000
	XC	<u>External Communications</u>					
103		External communications; minor allowance	Item	1	2,500.00	2,500.00	2,500
104		Sub-Total - External Works & Services				255,060	255,060