



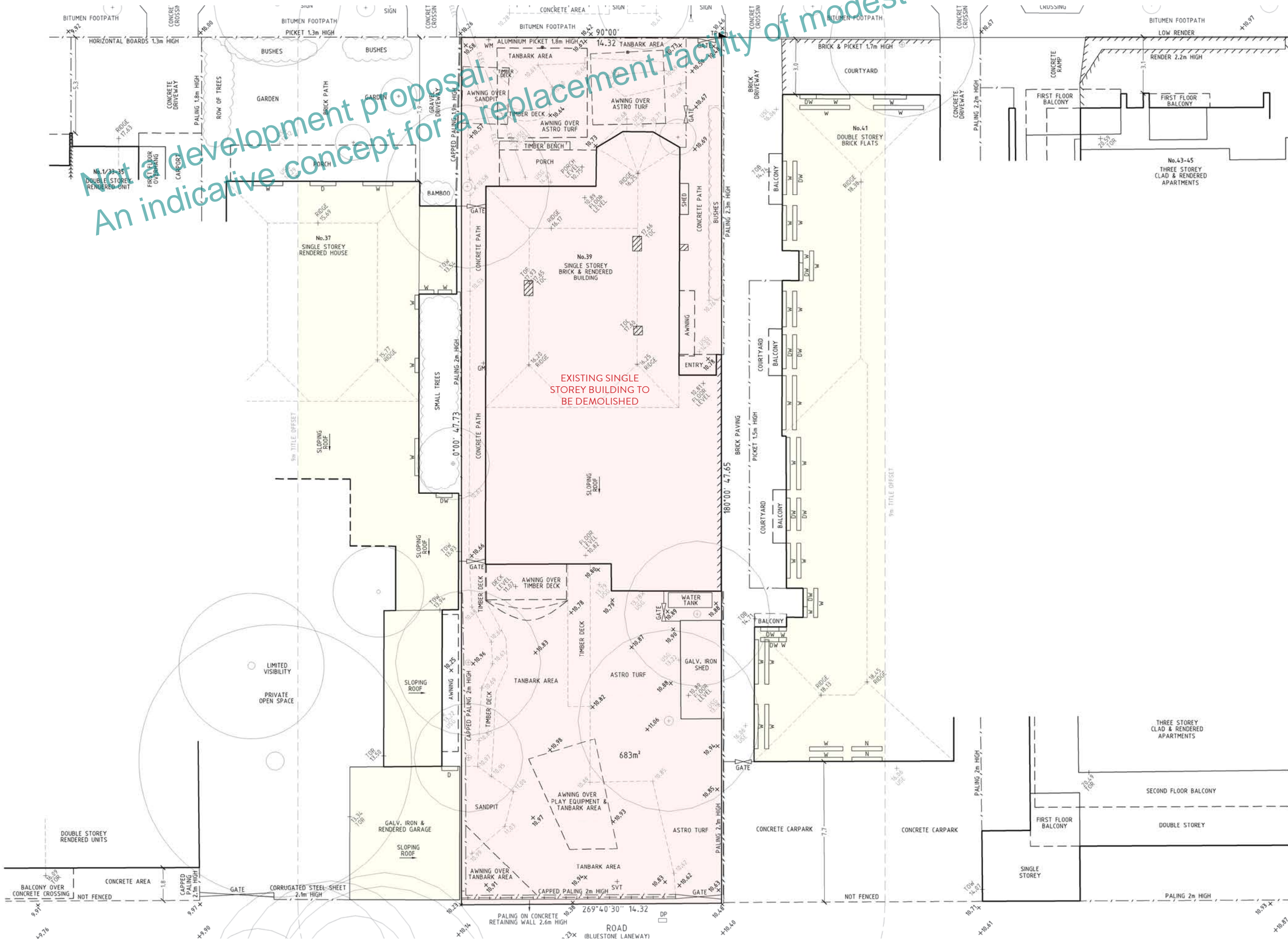
THE AVENUE CHILDREN'S CENTRE

39 THE AVENUE, BALACLAVA VIC 3183

FEASIBILITY REPORT MARCH 2022

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EXISTING CONDITIONS PLAN



CONTEXT PLAN

 SITE BOUNDARY



AREA ANALYSIS

City Of Port Philip
2 room Kinder - 36 children

Area Analysis

Balaclava Children's Centre

	Space	No.	Area	Total Area	Comments
1	Entry Foyer	1	8	8	
2	Playrooms (10 children per room)	1	40	40	min. 3.25sqm per child
3	Playrooms (26 children per room)	1	95	95	min. 3.25sqm per child
4	Children's Bathroom	1	15	15	
5	Internal store	2	13	13	
6	Kitchen	1	18	18	
7	Office / Reception / Staff /Services	1	32	32	
8	Accessible bathroom	1	8	8	
11	Laundry / Cleaner	1	7	7	
12	Circ & int wall allowance 10%			36	
				272	
	TOTAL INTERNAL AREA			272	
1	External playspace (encumbered)	1	332	332	9sqm per child (7sqm unencumbered)
	TOTAL EXTERNAL AREA			332	
	TOTAL AREA			604	



PROPOSED FLOOR PLAN

- ACTIVITY
- STAFF
- KITCHEN
- AMENITIES
- CIRCULATION
- OUTDOOR PLAYSPACE

Not a development proposal.
An indicative concept for a replacement facility of modest capacity.





City of Port Phillip

The Avenue Children's Centre

Revised Feasibility/ Concept Design Cost Plan

11 March 2022



Tom Temay
Property Development Associate | Property and Assets
99a Carlisle Street,
St Kilda VIC 3182

11 March 2022

City of Port Phillip
The Avenue Children's Centre

Dear Tom,

In accordance with your instructions, we have prepared a Revised Feasibility/ Concept Design Cost Plan based on drawings provided, and report herein the estimated total project cost as follows:

Building & External Works

Estimated Total Project Cost Based on Project Being Tendered in December 2023

Excluding GST

\$2,240,000.00

Exclusions

In compiling this costing, we have not allowed for the following:

- Bank charges and financing costs
- Future maintenance & replacement of equipment
- Energy consumption costs
- Decanting costs/ relocation costs
- Solar panels
- Boundary fencing to West, South & partial to East (Retain Existing)
- Retaining walls
- Rock excavation
- Contaminated soil removal
- Cost escalation to Tender beyond December 2023
- Cost escalation / market conditions during construction period

We trust that this is satisfactory for your purposes at this stage.

Yours faithfully,

Director

Member of AIQS - MAIQS 10619
Registered Building Practitioner - QS 47529

City of Port Phillip
The Avenue Children's Centre
Revised Feasibility/ Concept Design Cost Plan
Summary

11 March 2022

Items		Area m2 GFA	Rate \$/m2	Estimated Cost
1.0	Demolition			\$52,251.00
2.0	Single Storey Building	299.0	\$3,763.39	\$1,125,254.00
3.0	Siteworks & Landscaping	384.0	\$710.27	\$272,745.00
4.0	External Services	384.0	\$164.71	\$63,250.00
5.0	External Signage			\$6,500.00
Sub Total Excluding GST				\$1,520,000.00
6.0	Cost Escalation to Tender Dec. 2023 & Market Conditions			\$200,000.00
Estimated Total Contract Sum Excluding GST				\$1,720,000.00
7.0	Contingency During Construction			\$90,000.00
Estimated Net Project Cost Excluding GST				\$1,810,000.00
8.0	Consultant Fees Inc. PM			\$280,000.00
Estimated Gross Project Cost Excluding GST				\$2,090,000.00
9.0	Authority Charges, Planning Permit, Building Permit & Etc.			\$50,000.00
10.0	ITC Network			\$5,000.00
11.0	Loose Furniture & Play Equipment			\$95,000.00
Estimated Total Project Cost Excluding GST				\$2,240,000.00
	Add - GST			\$224,000.00
Estimated Total Project Cost Including GST				\$2,464,000.00

Covid 19 Impact

This Cost Plan is prepared based on normal conditions and current material cost. The tender prices may be affected by unforeseeable consequences of Covid-19 pandemic such as spike in material costs, shortage of timber supply, unanticipated material delivery delay, government mandated shutdowns, on-site outbreak/ quarantine or the like.

Drawings Used

Architecture Drawings

Existing conditions plan
Context plan
Area analysis
Proposed floor plan
Conceptual views

City of Port Phillip
The Avenue Children's Centre

Contact Details

Client

City of Port Phillip

11 March 2022

Discipline	Consultant	Phone Number
Architect	Law Architects	03 9489 9200
Landscape Architect	TBA	
Structure Engineer	TBA	
Civil Engineer	TBA	
Mech. & Elec. Engineer	TBA	
Hydraulic Engineer	TBA	
Quantity Surveyors	DDH	03 9417 5505

Elemental Summary

Project: The Avenue Children's Centre

Details: Feasibility/ Concept Design Cost Plan

Building: 39 The Avenue, Balaclava VIC 3183

Code	Description	Quantity	Unit	Rate	Total
<u>Proposed New Children's Centre</u>					
	Demolition				52,251
	Single Storey Building	299	m2	3,763.39	1,125,254
	Siteworks & Landscaping	384	m2	710.27	272,745
	External Services	384	m2	164.71	63,250
	External Signage				6,500
					1,520,000

Elemental Details

Project: The Avenue Children's Centre
Building: 39 The Avenue, Balaclava VIC 3183

Details: Feasibility/ Concept Design Cost Plan

Code	Description	Quantity	Unit	Rate	Total
Demolition					
<u>Preliminaries</u>					
	Preliminaries	1	item	6,816.00	6,816
<u>Demolition Works</u>					
	Demolish existing single storey building inc. entry & porch	278	m2	65.00	18,070
	Demolish existing galvanized iron shed (Approx. 12m2)	1	item	1,200.00	1,200
	Demolish existing shed (Approx. 1m2)	1	item	700.00	700
	Remove existing concrete path	89	m2	75.00	6,675
	Remove existing timber deck	30	m2	40.00	1,200
	Remove existing awning	85	m2	35.00	2,975
	Remove existing timber bench	4	m	85.00	340
	Remove existing water tank	1	no.	490.00	490
	Remove existing play equipment	1	item	3,000.00	3,000
	Remove existing sand pit, astro turf, tanbark area, bushes & etc.	273	m2	15.00	4,095
	Cut down existing tree & cart away	4	no.	600.00	2,400
	Remove existing fence & gate	12	m	30.00	360
	Remove existing aluminium picket front fence & gate	14	m	30.00	420
	Remove existing East boundary paling fence	17	m	30.00	510
	Retain existing West & South boundary paling fence		note		
	Retain existing South East partial of boundary paling fence		note		
<u>Asbestos Removal</u>					
	Allow asbestos removal	1	ps	3,000.00	3,000

52,251

Demolition

Single Storey Building

<u>Preliminaries</u>					
	Preliminaries	1	item	11,675.00	11,675
<u>Clear Site</u>					
	Clear site as required (GFA)	299	m2	2.00	598
<u>Bulk Cut & Fill</u>					
	Bulk cut & fill where required (GFA)	299	m2	15.00	4,485
<u>Single Storey Building</u>					
	Construct single storey building (GFA)	299	m2	3,500.00	1,046,500
	- Substructure				

Elemental Details

Project: The Avenue Children's Centre
Building: 39 The Avenue, Balaclava VIC 3183

Details: Feasibility/ Concept Design Cost Plan

Code	Description	Quantity	Unit	Rate	Total
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Single Storey Building

(Continued)

- Columns
- Roof framing, roofing & roof plumbing
- External walls
- Internal walls
- Windows & internal glazed screens
- Window coverings
- Doors & hardware
- Wall finishes
- Floor finishes
- Ceiling finishes
- Joinery, pinboards/ whiteboards & toilet partitions
- Toilet accessories & appliances
- Internal signs
- Painting
- Sanitary fixtures, tapware & plumbing
- Electrical services
- Security system
- Mechanical services
- Fire protection
- Loose furniture by others
- Washing machine, dryer, microwave & fridges by others

Design Variable

Allow for variance in design during documentation development	1	item	61,996.00	61,996
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Single Storey Building

1,125,254

Siteworks & Landscaping

Preliminaries

Preliminaries	1	item	24,572.00	24,572
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Clear Site

Clear site as required	384	m2	2.00	768
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Bulk Cut & Fill

Bulk cut & fill where required	384	m2	15.00	5,760
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Soft & Hard Landscaping

Soft & hard landscaping	52	m2	200.00	10,400
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Elemental Details

Project: The Avenue Children's Centre	Details: Feasibility/ Concept Design Cost Plan
Building: 39 The Avenue, Balaclava VIC 3183	

Code	Description	Quantity	Unit	Rate	Total
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Siteworks & Landscaping

(Continued)

Outdoor Playspace

Outdoor playspace 10 children	92	m2	600.00	55,200
Ditto 26 children	240	m2	600.00	144,000

Play Equipment

Play equipment by others		note		
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Boundary Fencing & Gate

Allow for North boundary fence	14	m	300.00	4,200
Extra over for gate to above	1	item	2,000.00	2,000
Allow for East boundary fence	7	m	150.00	1,050

Design Variable

Allow for variance in design during documentation development	1	item	24,795.00	24,795
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Siteworks & Landscaping

272,745

External Services

Preliminaries

Preliminaries	1	item	7,500.00	7,500
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External Services

Stormwater drains, sewer drains, water services, gas services & electrical services	1	ps	50,000.00	50,000
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Design Variable

Allow for variance in design during documentation development	1	item	5,750.00	5,750
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External Services

63,250

External Signage

Preliminaries & Design Variable

Preliminaries & design variable	1	item	1,500.00	1,500
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External Signage

External signage	1	ps	5,000.00	5,000
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External Signage

6,500