

**September 2014**

**Quantity Survey of 152a Hoddle Street Abbotsford**

Prowse Quantity Surveyors were engaged in September 2014 to compile a cost estimation to refurbish the existing building including associated site works and external services.

The brief description was to ensure that the building was elevated to a structurally sound and water tight condition and complete all necessary building works and equipment installation to satisfy all statutory requirements including BCA and DDA compliance.

The proposal was to ensure that the building could be utilised in a flexible way to cater for a range of varying community activities.

The building is a class 9B Assembly Building which was constructed in the 1920's and consists of 647m<sup>2</sup> including the second floor 101m<sup>2</sup>

**The cost estimates supplied were based on the following documents:**

- Engineering Underpinning Drawings BDC Group June 2005
- Geotechnical Report by Statewide Geotechnical Australia July 2005
- Asbestos and Hazardous Material Survey and Risk Assessment Identifibre Feb 2006
- Building Surveyors Building Regulatory Report BSGM Sept 2013
- Structural Inspection Report Bonacci Group Nov 2013
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**Summary of building major works included in cost estimate**

- Structural repairs including front parapet wall rotation, sub-terrain underpinning and floor
- structure renewal, wall and roof structures member replacement for remediation
- Install M&F toilets facilities including DDA facility
- Semi commercial kitchen
- Mechanical ventilation and Air conditional works
- Internal services reticulation
- Vertical transportation to the second floor and stage area

**Cost Breakdown**

- Building Works \$1,650k
- Site works and External Services \$177k
- Professional fees and contingency \$290k
- Project escalation \$43,260

**Total Estimated Cost \$2,160,000**



**Project:** Government - Local  
**Building:** 10020 - Ex RSL Building, 152A Hoddle Street

**Details:** X1. Building Works

Code	Element	Unit	Total
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### Building Works

PR	Preliminaries	ITEM	250,000
SB	Substructure	ITEM	126,800
CL	Columns	ITEM	26,880
UF	Upper Floors	ITEM	11,100
SC	Staircases	ITEM	30,480
RF	Roof	ITEM	82,725
EW	External Walls	ITEM	79,880
WW	Windows	ITEM	36,560
ED	External Doors	ITEM	16,400
NW	Internal Walls	ITEM	65,200
NS	Internal Screens & Borrowed Lights	ITEM	9,800
ND	Internal Doors	ITEM	16,100
WF	Wall Finishes	ITEM	130,728
FF	Floor Finishes	ITEM	56,530
CF	Ceiling Finishes	ITEM	99,698
FT	Filments	ITEM	35,130
SE	Special Equipment	ITEM	120,000
SF	Sanitary Fixtures	ITEM	15,410
PD	Sanitary Plumbing	ITEM	11,040
WS	Water Supply	ITEM	17,950
GS	Gas Services	ITEM	2,000
SH	Space Heating	ITEM	5,000
VE	Ventilation	ITEM	18,200
AC	Air Conditioning	ITEM	44,000
FP	Fire Protection	ITEM	11,364
LP	Electric Light & Power	ITEM	89,170
CM	Communications	ITEM	29,734
TS	Transportation Systems	ITEM	93,000
AR	Alterations and Renovations	ITEM	118,445

### Sub Total of Building Works

**ITEM** **1,649,324**