

# Chaulk

CITY OF YARRA | DHHS  
PROPOSED YOUTH CENTRE DEVELOPMENT  
NOVEMBER 2018

# SITE PLAN AERIAL VIEW

## OPTION A - 110 ELIZABETH STREET

### Pros:

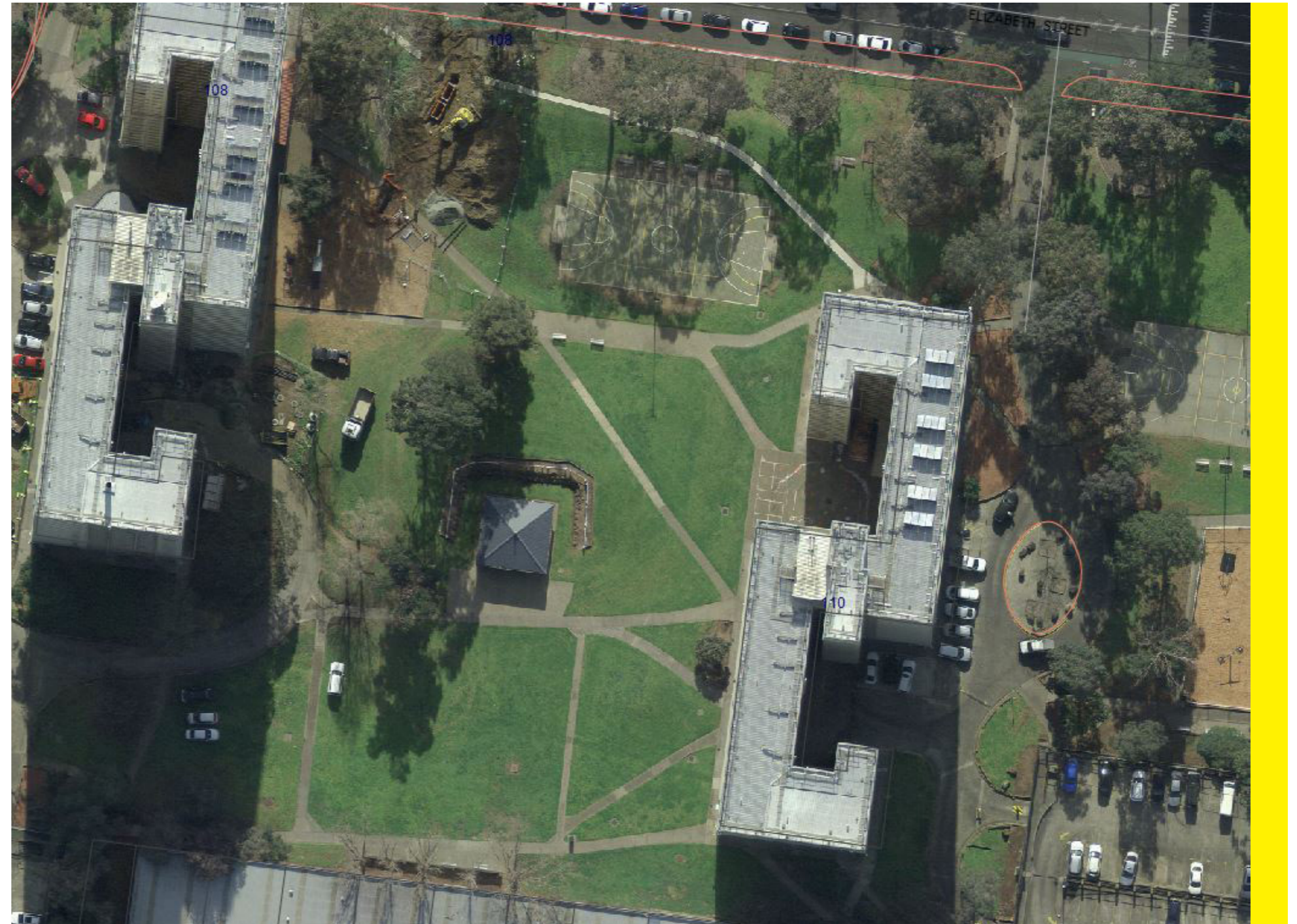
- Located on Estate with close proximity to housing
- Passive supervision available
- Parents likely to permit children to attend activities
- Close proximity to high-use basketball court
- Potential to create youth precinct by linking to court
- Suits allocated budget

### Cons:

- Small footprint, 82m<sup>2</sup>
- Large group activities will need to be held elsewhere
- Close proximity to BBQ area that attracts outsiders
- Less architecturally appealing than the Factory

### Key Considerations:

- Primarily for young people 12-25 years of age
- Provide an alternate to 'sporting' type activities
- Ensure visual link to Estate
- Provide landscape linkage to basketball court
- Ensure facility is transparent, visually permeable
- Flexible and safe space to supports activities such as:
  - Art and craft
  - Cooking programs
  - Creative workshops; make-up, poetry, art....
  - Study and help with CV's
  - Hanging-out after school
  - Film nights
  - Host after basketball dinners
  - Ability to advertise programs to the Estate





## SITE PLAN AERIAL VIEW OPTION B - THE FACTORY

### Pros:

- Larger footprint, 180m<sup>2</sup>
- Ability to host larger group activities
- Architecturally appealing
- Contains a recording studio
- Contains an enclosed outdoor courtyard space

### Cons:

- Disconnected from the Estate
- Parents unlikely to permit children to attend activities
- No connection to basketball court
- Estimate for this project is approximately:
  - Construction cost \$332,500
  - Total project cost \$385,000

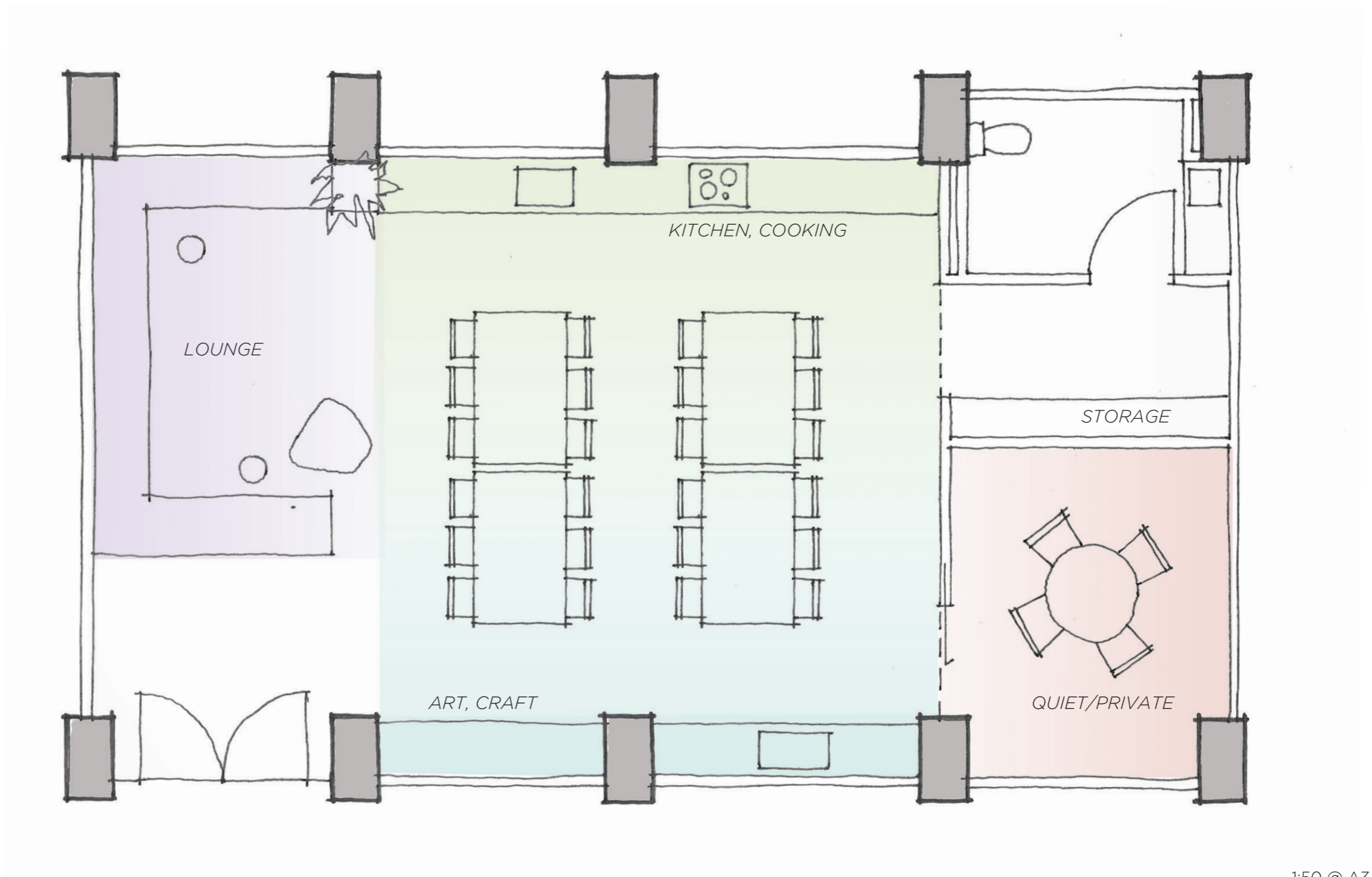
### Key Considerations:

- Primarily for young people 12-25 years of age
- Provide an alternate to 'sporting' type activities
- Ensure visual link to Estate
- Provide landscape linkage to basketball court
- Ensure facility is transparent, visually permeable
- Flexible and safe space to supports activities such as:
  - Art and craft
  - Cooking programs
  - Creative workshops; make-up, poetry, art....
  - Study and help with CV's
  - Hanging-out after school
  - Film nights
  - Host after basketball dinners
  - Ability to advertise programs to the Estate

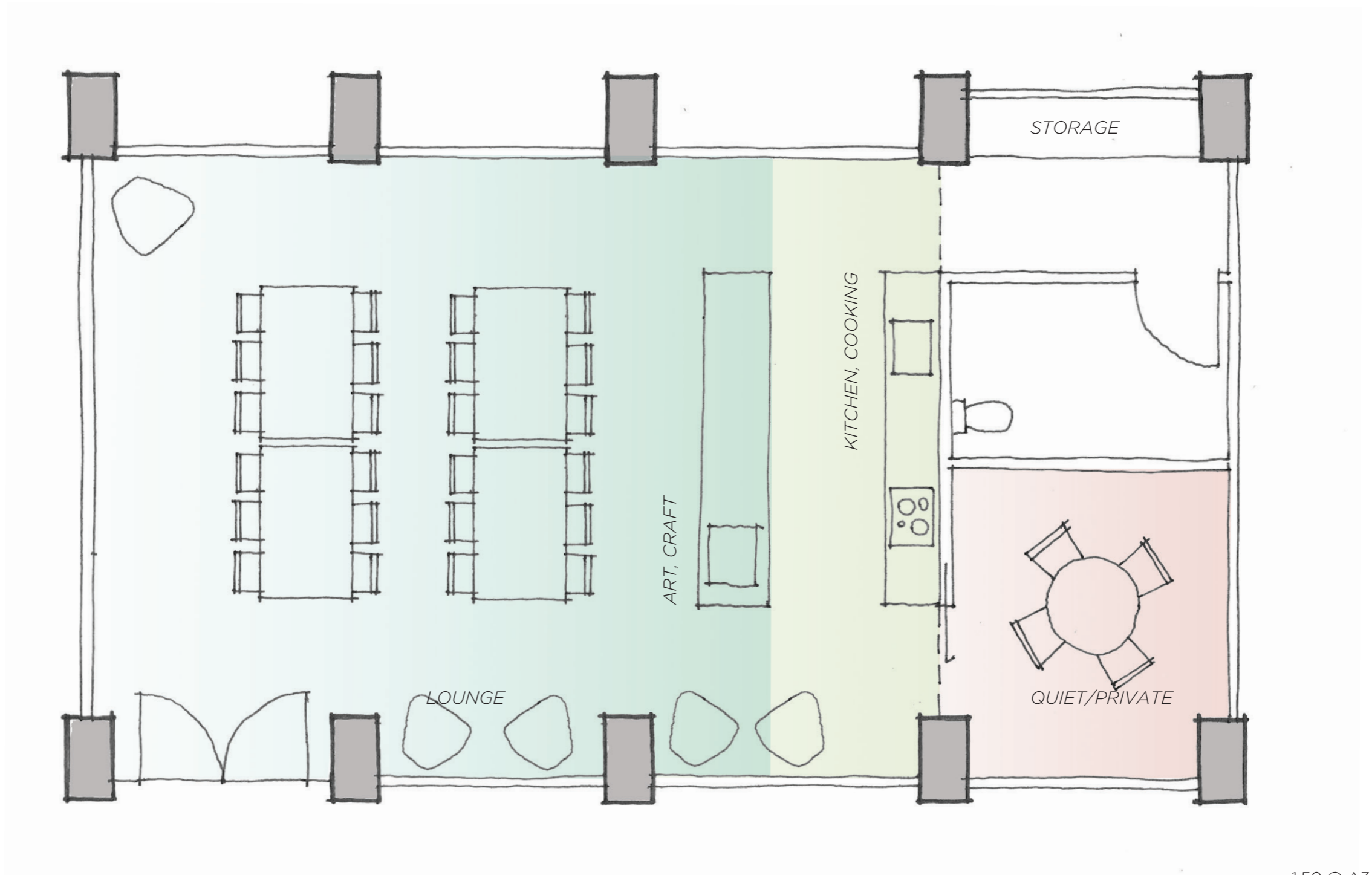




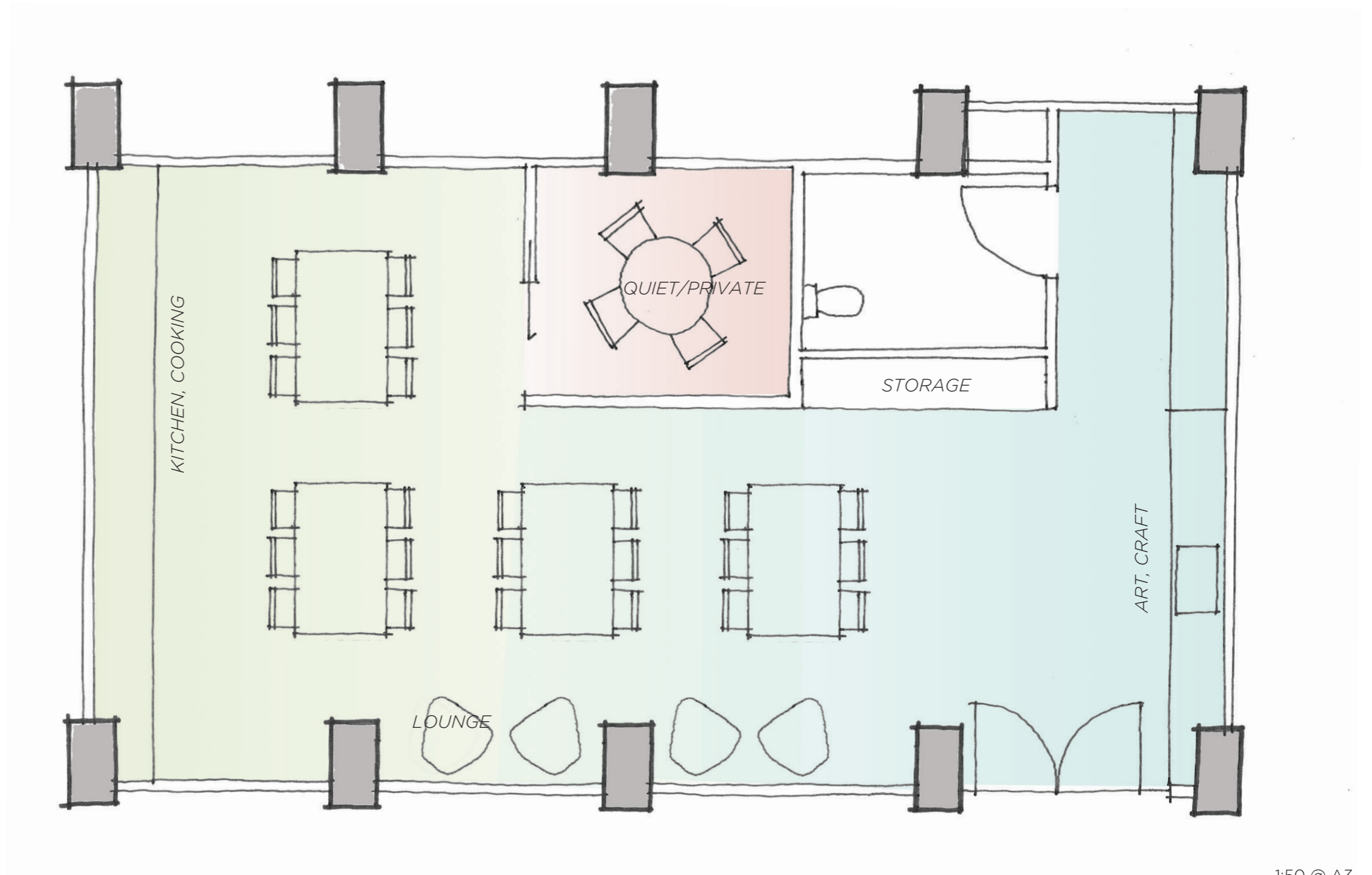
110 ELIZABETH STREET  
OPTION A1



110 ELIZABETH STREET  
OPTION A2



110 ELIZABETH STREET  
OPTION A3



# PRELIMINARY COST PLAN OPTION A1



## Summary of Costs

Area: 82m2  
 Total Construction Cost approx: \$225,000  
 Total Project Cost approx: \$261,500

### PROJECT BUDGET ESTIMATE - YCC YOUTH CENTRE OPTION A1 - 110 ELIZABETH STREET, RICHMOND

| Room Description           | Classification | Total Area (m <sup>2</sup> ) | Simple (m <sup>2</sup> ) | Complex   | Wet Area (m <sup>2</sup> ) | Notes |
|----------------------------|----------------|------------------------------|--------------------------|-----------|----------------------------|-------|
| <b>ITEM</b>                |                |                              |                          |           |                            |       |
| New Façade Glazing         |                | 72                           |                          |           |                            |       |
| Lounge                     |                | 19                           | 14                       | 5         |                            |       |
| Workspace                  |                | 43                           | 35                       | 7         |                            |       |
| Meeting Room               |                | 11                           | 9                        | 2         |                            |       |
| Storage                    |                | 5                            | 4                        | 1         |                            |       |
| DDA WC                     |                | 5                            |                          |           | 5                          |       |
| <b>TOTAL BUILDING AREA</b> |                | <b>82</b>                    | <b>62</b>                | <b>15</b> | <b>5</b>                   |       |

| ADDITIONAL ALLOWANCES                  |    |     |              |
|--|----|-----|--------------|
| Demolish existing fit-out              | 82 | 100 | 8,249        |
| Landscape                              |    |     | excluded     |
| <b>SUB-TOTAL ADDITIONAL ALLOWANCES</b> |    |     | <b>8,249</b> |

| BUDGET ESTIMATE                    | Total Area (m <sup>2</sup> ) | Rate (\$/m <sup>2</sup> ) | Estimate Cost     |
|------------------------------------|------------------------------|---------------------------|-------------------|
| Simple Areas                       | 62                           | 1,200                     | \$ 74,584         |
| Complex Areas                      | 15                           | 3,000                     | \$ 45,740         |
| Wet Areas                          | 5                            | 3,500                     | \$ 17,815         |
| Facade Works                       | 72                           | 800                       | \$ 57,904         |
| Additional Allowances              |                              |                           | \$ 8,249          |
| <b>TOTAL BUILDING COST</b>         |                              |                           | <b>\$ 204,292</b> |
| Design Contingency                 |                              | 5%                        | \$ 10,215         |
| Construction Contingency           |                              | 5%                        | \$ 10,215         |
| Cost Escalation                    |                              |                           | excluded          |
| <b>TOTAL CONSTRUCTION COST</b>     |                              |                           | <b>\$ 224,721</b> |
| Professional Fees                  |                              | 15%                       | \$ 33,708         |
| Authority and headwork charges     |                              | 1%                        | \$ 3,000          |
| IT/Audio Visual                    |                              |                           | excluded          |
| Furniture, fittings and equipment  |                              |                           | excluded          |
| <b>TOTAL PROJECT COST (EX GST)</b> |                              |                           | <b>\$ 261,429</b> |

- Please note:
- Rates per square meter based on average rates from similar projects and anecdotal advice from our quantity surveyor;
  - Costs given should be used as a rough indication of cost of works to assist with project scoping and should not be taken to be a quotation;
  - Contingency should be allowed for unknown conditions and costs, cost escalation over time;
  - Costs EXCLUDE external services, external works other than those which are minor and immediately adjacent to the building loose and special equipment, furniture;
  - Costs EXCLUDE items that cannot be seen such as termite infected areas and re-stumping.



