

Blenheim CBD Streetscape Upgrade Preliminary Costing

Compiled by: Pocock design:environment

NOTE

Numbers supplied by local contractors and manufacturers in 2010

Area take offs based on concept design not developed landscape plans

These cost summaries were developed in conjunction with local contractors, Blenheim service providers and landscape suppliers including furniture and lighting manufacturers. They give an indication of possible development costs but without detailed landscape plans and specified furniture and lighting there is a limit to the accurate that these cost give.

Code	Item	Quantity	Unit	Unit Cost	Total Cost	Notes
Lighting						
	Total number of existing poles within project scope	226	No			Including 10 poles in front of i-site
	Blue poles	124	No			
	Blue arches	22	No			2 poles per set
	Black poles	20	No			
	Other street lights	60	No			
	Option A					
	Remove all blue arches	4	No	4915	19660	Including making good of paving
	Remove unnecessary blue poles	57	No	1152	65664	
	Replacement light heads on remaining blue poles	67	No	1295	86765	No painting or upkeep on the poles
	Install new light heads on remaining blue poles	67	No	380	25460	
	Option A Total				197549	
	Option B Total					
	Remove all blue arches	4	No	4915	19660	Including making good of paving
	Remove all black poles	20	No	1152	23040	Including making good of paving
	Remove all other non matching light poles	12	No	1152	13824	
	Remove all blue poles	124	No	1152	142848	
	New poles	124	No	3044	377456	
	New light heads	124	No	1459	180916	
	Install new poles in existing pole locations	35	No	1300	45500	
	Install new poles in locations with upgraded wiring	20	No	1300	26000	
	Install new poles that requires new wiring	69	No	1300	89700	Including trenching and making good of paving
	New ground wiring and trenching	816	m	220	179520	Including making good of paving
	Option B Total				1098464	
Paving (Area excluding 4 open spaces)						

Part A					
Retro fitting cut stone pavers into existing clay pavers (25% of existing clay paving surfaces)	2132	m2			Remove 25% of clay pavers mainly on the curb edge and bands every 10m
Remove existing clay paving	2132	m2	21.50	45833	Including cleaning up pavers for reuse
Ground and base preparation for repaving	2132	m2	8.40	17907	
Supply of stone pavers	2132	m2	74.61	159050	
Install stone pavers	2132	m2	94.00	200385	
Part A Total				423174	
Part A-1					
Repaving existing concrete paving area with new main streets quality paving including 75% clay pavers and 25% stone pavers (Type A)	473	m2			Price includes base course prep, cost of unit pavers and laying them. Does not include new services such as water, power cable)
Remove existing asphalt	473	m2	9.90	4683	
Ground and base preparation for paving	473	m2	8.40	3973	Does not include installation of services
Supply of clay pavers	355	m2	58.50	20753	
Supply of stone pavers	118	m2	74.61	8823	
Install pavers	473	m2	94.00	44462	
Part A-1 Total				82693	
Part B					
New main streets quality paving including 75% clay pavers and 25% stone pavers (Type A)	7068	m2			Price includes base course prep, cost of unit pavers and laying them. Does not include new services such as water, power cable)
Remove existing asphalt	7068	m2	9.90	69973	
Ground and base preparation for paving	7068	m2	8.40	59371	Does not include installation of services
Supply of clay pavers	5301	m2	58.50	310109	
Supply of stone pavers	1767	m2	74.61	131836	
Install pavers	7068	m2	94.00	664392	
Part B Total				1235681	
Part C					
New main streets fringe paving at the outer edges of the CBD area. Combination of 80% asphalt and 20% clay (Type B)	2364	m2			No cut stone is used in this area as it would be lost in the black asphalt fields. Price includes base course prep, cost of unit pavers and laying them.
Remove existing asphalt	473	m2	9.90	4681	Including cleaning up pavers for reuse
Ground and base preparation for paving	473	m2	8.40	3972	Does not include installation of services
Supply of clay pavers	473	m2	58.50	27659	

Install pavers	473	m2	94.00	44443	
Install asphalt	47	m2	31.25	1478	For repair asphalt after paving, thus lump sum
Part C Total				82232	
Part D					
Distance to be covered	400	m			
Assumed distance between trees	20	m			Including cleaning up pavers for reuse
Number of trees	40	No			Does not include installation of services
Trees	40	No	245.00	9800	Including supply of trees and planting
Create tree pits	40	No	300.00	12000	2.25m2 per pit
Part D Total				21800	
Paving Total				1845580	
Bollards					
Total number of existing bollards within project scope	222	No			This number only includes blue decorative bollards (two in front of car park alley way)
Option A					
Remove unnecessary bollards	83	No	92.00	7636	Including making good of paving
Paint remaining bollards	139	No	109.00	15151	Painting off-site
Option A				22787	
Option B					
Remove all existing bollards	222	No	54.00	11988	This number only includes blue decorative bollards (two in front of car park alley way)
New bollards	150	No	250.00	37500	
Install new bollards	150	No	66.00	9900	
Option B				59388	
Benches					
Total number of existing seats within project scope	56	No			
Total number of blue seats	52	No			
Total number of other seats	4	No			
Option A					
Painting of existing blue seats	52	No	500.00	26000	Painting off-site
Remove existing blue seats	52	No	150.00	7800	Including making good of paving
Remove and replace timber slates on all seats	52	No	500.00	26000	

Relocate all removed blue seats	52	No	150.00	7800	
Option A				67600	This number seems to low, it should closer to \$40k
Option B					
Remove all existing blue seats	52	No	150.00	7800	Including making good of paving
Remove all other seats	4	No	150.00	600	Including making good of paving
New matching seats	51	No	2800.00	142800	
Install new matching seats	51	No	62.00	3162	
Option B				154362	
Additional Option					
Portable seats located in key open spaces	100	No	200.00		
Management cost of portable seats		No			unknown maybe part of the retail group's responsibility
Option Additional				0	
Bins					
Total number of existing bins	65	No			
Blue bins	39	No			
Stainless steel bins	15	No			
Other bins	11	No			
Option A					
Remove bins that don't currently match the blue bin design	26	No	92.00	2392	Including making good of paving
Replace non-matching bins with new blue (grey) bin design	26	No	1800.00	46800	
Additional bins needed	10	No.	1800.00	18000	
Paint all blue bins to a recessive grey	39	No	117.00	4563	Painting off-site
Option A				71755	
Option B					
Remove bins that don't currently match the stainless steel bins	50	No	92.00	4600	Including making good of paving
New bin (stainless steel option)	60	No	860.00	51600	
Install new bins	60	No	76.00	4560	
Option B				60760	
Option C					

Remove all existing bins	65	No	92.00	5980	Including making good of paving
New bin with recycle options	75	Set	3600.00	270000	
Install new bins	75	Set	76.00	5700	
Option C				281680	
Parking metres					
Total number of existing parking metres within project scope	213	No			Including two types of pole detail - blue decorative and plain
Option A					
Paint existing metres	213	No	106.00	22578	Painting off-site
Option A				22578	
Option B					
Remove all existing parking metres	213	No	46.00	9798	
Replacement parking payment stations	93	No	8900.00	827700	
Install replacement parking payment stations	93	No	76.00	7068	
Option B				844566	
Cycle Racks					
Total number of existing cycle racks within project scope	30	No			
Old style black cycle racks	22	No			
Stainless steel cycle racks	7	No			
Other style cycle racks	1	No			
Remove all cycle racks	30	No	35.00	1050	
New cycle racks	30	Sets	1200.00	36000	
Install new cycle racks	30	Sets	300.00	9000	
Cycle Racks Total				46050	
Bythell Place Upgrade					
Total area	933	m2			
Retro fitting cut stone pavers into existing clay pavers (25% of existing clay paving surfaces)	227	m2			
Remove existing clay paving	227	m2	21.50	4875	Including cleaning up pavers for reuse
Ground and base preparation for repaving	227	m2	8.40	1905	
Supply of stone pavers	227	m2	74.61	16918	

Install stone pavers	227	m2	94.00	21315	
Water feature	1	L.S	50000.00	50000	includes mechanical and structural work
Remove existing raised grass planter	30	m2	114.40	3432	Including making good of paving
Raise grass plinth with cut stone coping	148	m	1000.00	148000	Low wall 400mm high, 500mm wide
Wind shelter	52	m	500.00	26000	Glass wind barrier, 1.4m high
Amenity planting	100	m2	48.00	4800	Including supply of plants and planting
Lawn	100	m2	5.65	565	
Trees	20	No	245.00	4900	Including supply of trees and planting
Portable seating	30	No.	200.00	6000	Cost of supply and management
Bythell Place Total				288709	
				346,451	with contingency of 20%
Queen Street Park Development					
Total area	1540	m2			
Area west of Queen Street	1252	m2			
Area east of Queen Street	288	m2			
New main streets quality paving including 75% clay pavers and 25% stone pavers (Type A)	376	m2			30% of area west of Queen Street
Supply of clay paver	282	m2	58.50	16479	
Supply of stone paver	94	m2	74.61	7006	
Install pavers	376	m2	94.00	35306	
Remove existing concrete paving in the area east of Queen Street	288	m2	10.25	2952	
Repaving area east of Queen Street with new main streets quality paving including 75% clay pavers and 25% stone pavers (Type A)	288	m2			
Supply of clay paver	216	m2	58.50	12636	
Supply of stone paver	72	m2	74.61	5372	
Install pavers	288	m2	94.00	27072	
Lawn	876.4	m2	5.65	4952	
Seats	20	No	2500.00	50000	
Install seats		No	62.00	0	
Stage seating area (4x8 metres)	32	m2	1000.00	32000	
Green wall	100	m	1000.00	100000	
New toilets	1	No	125000.00	125000	Small toilets to replace existing toilets
lighting	1	LS	30000.00	30000	

	Queen Street Park Total				448775	
					538,530	with contingency of 20%
Riverside Park Development						
	Total area	1410	m2			
	Remove existing asphalt surface	870	m2	9.90	8613	
	Retaining wall	275	m	2000.00	550000	
	Ramps	9	No.	4000.00	36000	
	Steps	4	Sets	4000.00	16000	
	Decking	34	m2	100.00	3400	
	Lawn	149	m2	5.65	842	
	Amenity planting	103	m2	48.00	4944	Including supply of plants and planting
	Trees	16	No.	245.00	3920	Including supply of trees and planting
	Portable seating	100	No.	200.00	20000	Cost of supply and management
	Ground and base preparation for repaving	980	m2	8.40	8232	
	Supply of stone pavers	980	m2	74.61	73118	
	Install stone pavers	980	m2	94.00	92120	
	lighting	3	LS	30000.00	90000	
	Riverside Park Total				907189	
					1,088,626	with contingency of 20%
Market Place Upgrade						
	Total area	2788	m2			
	Remove all existing concrete paver in the area	1792	m2	10.25	18368	
	Regrading Market Place	600	m2	8.40	5040	Raise the low area around existing drain
	Remove existing raised grass planter walls	75	m	30.20	2265	
	Raise grass plinth with cut stone coping	177	m	1000.00	177000	Low wall 400mm high, 500mm wide
	Remove existing black bollards in the area	43	No	32.00	1376	
	Market Street two-waying new road surface	430	m2	94.00	40420	Including 4 parallel parking bays
	New curb and channel two waying	110	m	72.00	7920	
	Extending pedestrian crossing area	90	m2	112.00	10080	
	Remove existing clock tower	1	L.S	11500.00	11500	Keep and protect heritage clock
	Supply of clay paver	1030	m2	58.50	60240	75%
	Supply of stone paver	343	m2	74.61	25610	25%
	Install pavers	1373	m2	94.00	129062	
	Lawn	295	m2	5.65	1667	Including supply of plants and planting

Trees	15	No.	245.00	3675	Including supply of trees and planting
lighting	1	LS	20000.00	20000	
Market Place Total			514223		
			617,068		with contingency of 20%
Way Finding and Art Installations					
Art installation with pedestrian focus	5	No.	30000.00	150000	
Art installation with vehicle focus	7	No.	90000.00	630000	
New Banners	29	No.	585.00	16965	"Flag trax" system, CBD only
Amenity planting	235	m2	48.00	11280	Including supply of plants and planting
lighting	13	LS	2000.00	26000	
Way Finding and Art Total			1713147		
			2,055,776		with contingency of 20%

1.0 Street Lighting

- 1.1 Street lighting needs to increase its performance to meet minimum urban lighting standards.
- 1.2 Street light needs to light the footpath not just the road surface to increase public safety.
- 1.3 Street light poles need to be recessive and non themed as so to be enduring to fashion changes.

2.0 Paving

- 2.1 The existing clay pavers are to be retained to form the base of the streetscape paved surfaces.
- 2.2 Another high quality durable and visually recessive material such as cut grey stone pavers can be integrated into the current clay paving design.
- 2.3 A clear paving hierarchy should be developed and the paving should be extended out to the CBD fringes, integrating into the CBD gateway designs.

3.0 Street Furniture - Benches

- 3.1 The cost of relocation and retrofitting and painting of existing benches be compared to the cost of installing new benches within the CBD before a final decision is made.
- 3.2 Consultation is done with the business owners, the community and police to review current bench locations.

4.0 Street Furniture - Rubbish Bins

- 4.1 A new rubbish bin design including a recycle bin option be considered within the CBD area.

5.0 Street Furniture - Cycle Racks

- 5.1 A new compact but functional cycle rack be considered throughout the CBD.

6.0 Street Furniture - Bollards

- 6.1 All existing bollards be removed and replaced with a new bollard design only in the areas where they are required.
- 6.2 The old bollards are repainted and used in local reserves where required.

7.0 Street Furniture - Parking Metres

- 7.1 All parking metres are removed and replaced with pay stations.

8.0 Proposed Planting

- 8.1 For suggested plant list refer to Page 35.

9.0 Market Place - Recommendations

- 9.1 The design should consider Market Place as a single space and not two independent spaces separated by High Street.
- 9.2 Market Place spatial and surface design should clearly link to the Queens Street streetscape and future Queen Street Park. The design should connect Market Place on the north and south side of High Street both physically and visually.
- 9.3 To create vehicle connections directly into the CBD from Market Street north and future gateways off the highway the streetscape design should “two-way” the portion of Market Street adjacent to Market Place that is currently one way. The design should remove the taxi stand from its current location in Market Place / Market Street north to either Queen Street or another location.
- 9.4 The design should consider not replacing the removed taxi stand with car parks to allow the maximum depth of open space in the Market Place area.
- 9.5 The design should consider the existing clock tower’s historical clock faces being “reframed” in a taller structure with less foot print to create a visual gateway to Market Place and visually connect Market Place to the Taylor River.
- 9.6 The spatial and paving design should continue to allow the space to be used as a market place for the sale of food and goods.
- 9.7 The spatial and paving design should allow public events and gathering to happen both large scale in the short term and smaller gathers long term if Queen Street Park becomes a dedicated market and gathering space. Please refer to the Queen

Street Park Design Brief.

- 9.8 Due to Market Place's important "pedestrian hub role" the design should create a clear path across the open space that follows the building line and that is appropriate for everyone in the community to transverse from Market Street to High Street.

9.9 Market Place - Considerations

- 9.10 The design should consider creating a raised grassed seating area in the northern portion of Market Place as a place to rest, meet and as an offset to the hard paving to the southern portion of Market Place.
- 9.11 The existing band stand should be considered being retained within Market Place. The existing trees in front of the Forum building should be retained.
- 9.12 Market Place design should consider creating a space that allows an area of seating to also act as staging including a power and water supply.

10.0 Bythell Place - Recommendations

- 10.1 The design should consider both sides of Bythell Place as a single space, and not two independent spaces separated by a Queen Street, connecting them both physically and visually.
- 10.2 The landscape should remove the existing flush curb and consider creating a clear barrier between the road edge and the open space to create a space that is dinning and family friendly.
- 10.3 The design should limit the amount design features within the space such as seats and raised planters in the middle of the space. The design should focus on seating on the edges of the space keeping the central space open and flexible for different public uses or private rental agreements with the food outlets on the edge of the space.
- 10.4 The spatial design should allow flexibility for public use and small gatherings, live music and dinning by maximise paved area and provide water and power access.
- 10.5 The edge design for the space and the adjacent road surface details should minimise the road crossing points between the two halves of Bythell place.

- 10.6 The design should create a clear pedestrian corridor along the edge of the building facades visually strengthened with a paving detail and free of clutter.

- 10.7 The exiting water feature should be modified to provide water play, interest, seating and staging with consideration to predominate winds and the height of the water jets shoot water up.

10.8 Bythell Place - Considerations

- 10.9 A large scale art piece should be considered for Bythell Place in a location that can be viewed from the corner of Market Street and Maxwell Road as part of the way finding and gateway strategy.
- 10.10 The design should consider the use of movable seats in Bythell Place to allow the public to select the area they want to sit in consideration to traffic noise, micro climate and events that maybe happening in the space at the time.
- 10.11 The planting on both sides of Bythell Place should be considered as one design to strengthen the visual connections between the two spaces and strengthen any art project that is developed in this location.

11.0 Queen Street Park - Recommendations

- 11.1 The design should plan to integrate both the existing car park open space with the adjacent South Western corner of Queen and Charles Street and consider both spaces as one spatial and in material design.
- 11.2 The viewing corridor and detailed design from Market Place open space design should influence the design of the Queens Street Park so they read as a continuation of space and not two different spaces. The existing public toilet should be upgraded or replaced in such a way that strengthens the proposed open space quality while remaining safe and accessible.
- 11.3 The park has to be spatially designed and detailed to allow for large community gatherings, music and markets including heavy vehicle access, water, power.

11.4 Queen Street Park - Considerations

- 11.5 The existing trees should be retain where possible.
- 11.6 Access to drinking water should be considered.

- 11.7 Space for temporary stalls and food outlets should be considered as they will support the use of the space for public gathering as well as provide passive surveillance.

12.0 Riverside Park - Recommendations

- 12.1 The design needs to create easier access from the street level to the Taylor River linking the proposed park to the river recreational corridor.
- 12.2 The design should enhance the visual connection from Market Place to the Taylor River and becoming part of an art /g ateway CBD development.
- 12.3 The park should create a strong and positive view from the State Highway.

12.4 Riverside Park - Considerations

- 12.5 The park should consider providing space for people to eat and maybe exercise during lunchtime due to the site's proximity to the CBD.
- 12.6 The park should provide opportunity for visitors to stay and engage in the park and Taylor River corridor for a hour or more as outlined in the "Blenheim Town Centre - A Vision for the Future, July 2009".

13.0 Art and Way Finding

- 13.1 Locations for permanent and temporary art pieces should be created within the CBD area and fringes to strengthen the movement network into the CBD.
- 13.2 Art locations should give consideration to viewing corridors and how the viewer would experience the piece (pedestrian vs. car) by providing an appropriately scaled piece.
- 13.3 An art festival for Blenheim that allows art, music, food, wine of the region to be celebrated should be created. This festival would allow local and national artists to create temporary work in the street.

Conceptual Design of Market Place and Queen Street Park

The viewing corridor and detailed design from Market Place open space design should influence the design of the Queens Street open space so they read as a continuation of space and not two different spaces. The existing public toilets should be upgraded or replaced in such a way that strengthens the proposed open space quality while remaining safe and accessible.

