

**WE DESIGN.  
WE BUILD.  
WE INSPIRE.**

**Preliminary Budget Proposal**



**Prepared for:**  
Karolina Gunsser  
**Project:**  
Citipointe Church - Redcliffe

**Date issued:**  
24 August 2022  
**Valid until:**  
24 October 2022

**Inspired Built**  
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A modern interior scene featuring several blue quilted armchairs arranged around a round, light-colored table. The background is a wall of vertical wooden slats, and a large green plant is visible on the left side. The lighting is soft and warm, creating a cozy atmosphere.

# **INSPIRED:**

*of extraordinary quality /  
to fill with confidence and innovation*





Hi,

We at Inspired Built Ltd are thrilled to submit our proposal for your kind consideration. Pricing is based on the follow:

- Email & verbal correspondence
- Elevation Architecture - Preliminary Issue Plans - Dated 09/08/22

In the accompanying proposal and costing we have included allowances for the design, materials & methods of construction to ensure the highest quality finish and effective timeline to suit your needs.

I will get in touch with you in the coming days to discuss any questions that you may have and the possibility of working together. We are sure that we can come up with a personalised plan that suits any requirements you may have.

However, if you require any clarification please do not hesitate to contact the office on 07 3907 0080 or [info@inspiredbuilt.com.au](mailto:info@inspiredbuilt.com.au) We look forward to speaking with you soon.

Ben Sutcliffe  
**Director**



# INSPIRED COMPANY

Inspired Built is a Brisbane based construction company specialising in premium commercial and residential building projects. We pride ourselves on the quality of our work, and the strong relationships we form with our clients through communication, transparency and our high work standards. Our expert team understands how important it is to you that we deliver design and construct projects on time and within budget, and will manage all the steps in between to ensure the process is as stress free as possible.



# INSPIRED SERVICES

## *CONCEPT STAGE*

- Concept Creation
- Feasibility Studies
- Brand Creation
- Development Management
- Consultant Liaison
- Project Management
- Cost Planning

## *DESIGN AND PLANNING*

- Site Identification
- Statutory Approvals
- Value Engineering
- Architectural Design
- Interior Design
- Virtual Reality
- Visual Fly-through
- 3D Rendered Images

## *BUILDING AND CONSTRUCTION*

- All sectors (Residential, Commercial, Industrial)
- Supermarket specialisation
- Program Management
- Cost Control
- QBCC Open License
- Quality Control
- Post Construction Support



# INSPIRED PORTFOLIO

Our team have extensive experience in commercial projects as part of the company and with previous work places. We have listed some of the relevant projects and would be happy to elaborate should you need more information.

## INTERNAL PROJECTS EXPERIENCE

### *Supermarkets & shopping centres*

- Bloomfield shopping centre upgrade
- IGA Mount Cotton
- IGA Manly
- IGA Noosa
- IGA Burpengary
- IGA East Brisbane
- Tugun Supermarket
- Everfresh Supermarket
  - Capestone
  - Buderim
- Oasis Shopping Centre - Entry Upgrade
- Fresh and Save Eagleby

### *Hospitality*

- Bang Bang Restaurant Noosa
- Joey's Restaurant
- Savour Cafe New Farm
- Leonard's Bar & Bistro and Dawn Bar
- Jugar

### *Workplace*

- Yell IT office fit out, Brisbane CBD
- Inspired Built office
- MSJA Lawyers, Brisbane CBD
- Humanforce, Brisbane CBD

### *Residential*

- Lumi, Norman Park
- Annie St, Auchenflower
- Arc St Lot 1-3, Coorparoo
- Capella St, Coorparoo
- Tamba St, Murarrie
- Pine St, Bulimba
- Enderly Ave, Clayfield
- Redfern St, Morningside

### *Commercial*

- Brisbane Racing Club - The Tote Room
- Mazda Toowong Showroom: refurbishment
- 142 Oxford St, Bulimba

### *Fitness*

- 12 Rnd Capalaba
- My First Gym Ashmore
- My First Gym Enoggera
- My First Gym Salisbury
- Studio Pilates
- F45 Wynnum

### *Industrial*

- Dulux warehouse
- Tritium warehouse
- Kleencut warehouse
- 230 Lytton Rd Warehouse





INSPIRED  
PROPOSAL

# PROJECT ALLOWANCES SUMMARY

Citipointe Church - Clontarf - 24/08/2022

Description	Total
<b>Statutory Fees &amp; Charges</b>	<b>\$33,500.00</b>
Certifier & Building approval process	
Q-leave payments	
QFES referral fees	
<b>Design &amp; Consultant Fees (Development &amp; Building Approval Stage)</b>	<b>\$255,000.00</b>
Town Planner - Development approval	
Architecture/ Design development fees	
Service engineer fees (Elec, Fire, Mech & Hyd)	
Structural & Civil engineer fees	
Environmental engineer fees (TBC)	
Soil testing/Geotech report	
Site Surveyor - site setout, building heights, etc.	
Inspired Built Team - design coordination	
<b>Preliminaries</b>	<b>\$465,000.00</b>
Site setup	
Hoarding/Temporary fencing between new & old bulding	
Supervision costs	
Project management/ CA/ Admin costs	
Scaffold/Access equipment/Crane Hire	
Sediment controls	
Site office & facilities	
Progressive & final clean	
Skips	
<b>Demolition, Alterations &amp; Earthworks</b>	<b>\$145,000.00</b>
Investigation works & removal of existing services	
Demolition/Alterations Works	
Earthworks	
<b>Basement Level Works</b>	<b>\$575,000.00</b>
Ground Slab & Footings	
Footing for retaining wall	
Block retaining/perimeter wall	
Footing for deck blockwall	
Brick/blockwall under deck	
Lift core wall (internal)	
Basketball court paint finish & linemarking	



Basketball hoop

Storage room fitout

Bathrooms & Change rooms

2No. x stairs & handrails

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**Ground Level Works**

**\$339,500.00**

Suspended concrete deck

Decking tiling including waterproofing & allowance for drainage

Strip drains at doorways

Balustrade

Perimeter wall glazing around basketball court

Glazing & walls around stairs

2No. x Large bi-fold doors

Structural steel head for bi-fold doors

Columns

Lift core wall (internal)

Lift core wall - feature finish (external)

Feature cladding zones

Soffit finishes (textured paint under slab soffit)

Acoustic ceiling allowance over basketball court

Highbay lighting over basketball court

1No. x stairs & handrails

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**Level 1 Works**

**\$1,025,000.00**

Suspended concrete slab (large spans over basketball court - potential prestressed beam, steelwork with bondek or post tensioning pending structural advice)

Suspended concrete deck

Decking tiling including waterproofing & allowance for drainage

Strip drains at doorways

Balustrade

External glazing to office

Glazing & walls around stairs

Columns

Lift core wall (internal)

Lift core wall - feature finish (external)

External metal cladding including framing & insulation

External metal cladding (cheaper profile to back of building) including framing & insulation

Roof framing & sheeting

Soffit finish including framing

Fascia panel including framing

Ceiling over auditorium space - extra over for acoustic treatment

Fitout of office & auditorium space

Fitout of PWD

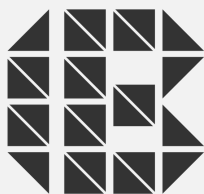
Build in stage

1No. x stairs & handrails

<b>Fire Services</b>		<b>\$50,000.00</b>
Fire Services - detection system & protection (no allowances for sprinklers at this stage - pending further advice)		
<b>Lift</b>		<b>\$180,000.00</b>
Lift		
<b>Roads, Footpaths, Paved Areas</b>		<b>\$20,000.00</b>
Repair works to existing driveway/carpark entry area to site		
<b>Landscaping/Playground Space (Child safe fencing, Planter walls, fill and planting)</b>		<b>\$115,000.00</b>
Budget allowance		
<b>External Services &amp; Infrastructure Connection</b>		<b>\$95,000.00</b>
External Services & Infrastructure Connection allowance		
	<b>Subtotal</b>	<b>\$3,298,000.00</b>
	G.S.T [10%]	\$329,800.00
	<b>Total</b>	<b>\$3,627,800.00</b>



**WE LOOK  
FORWARD  
TO WORKING  
WITH YOU**



**INSPIRED  
BUILT**

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