

Case Study



Project

Sydney Harbour YHA

Location

Cumberland Street, The Rocks,
Sydney, AUSTRALIA

Sector

Hotels & Resorts / Heritage /
Residential

Client

YHA NSW Ltd

Architect

Tzannes Associates Pty Ltd

Project Value

AU\$28 million

Services Provided

Cost Management

Sydney Harbour YHA

Sydney Harbour YHA and The Big Dig Archaeology Education Centre is an exciting new development in The Rocks, built on 'The Dig Site' on Cumberland and Gloucester Streets. It features budget accommodation, a heritage interpretation and hands on archaeological educational experience. The development comprises a 106 bedroom YHA youth hostel in two separate three-storey buildings that are linked via a bridge suspended over Cribbs Lane and a separated education centre.

Altus Page Kirkland provided full Cost Management services to YHA NSW Ltd on this project. Starting from the preparation of a budget estimate based on sketch design information, APK services during the pre-contract stage included the preparation of updated elemental cost estimates to reflect changes in scope and design, assessment of design options for the configuration of the building and structural options and review of tenders received including tender analysis report and recommendation. After the award of the construction contract, APK's contribution to the project included monthly progress payment recommendations, providing cost advice on significant variations and cost reporting. Further to providing full Cost Management services, Altus Page Kirkland also reported to the financier throughout the construction phase of the project.

Key Challenges: Development of the site was significantly constrained and necessitated inventive design work to ensure the site was protected and would also provide a viable enterprise for the developer. Numerous options were studied during the design stage to achieve the budget and overcome all those constraints. To preserve and showcase the archaeological remains, the YHA is raised off the ground on pillars and suspended approximately one storey above the remains. During construction, the site was covered in a layer of scaffolding to protect the archaeological remnants.

Outcomes: The Sydney Harbour YHA was officially opened in November 2009.