



Taupo Cultural Precinct Lake Terrace

Concept Estimate - Lake Terraces

Reference: 18-0816 - Taupo Cultural Precinct

Revision: 0

Date: 2/4/2019

Client: Taupo District Council / Warren and Mahoney

ESTIMATE SUMMARY

CLIENT: Taupo District Council / Warren and Mahoney
PROJECT: Lake Terrace
REPORT: Concept Estimate - Lake Terraces



Code	Description	Quantity	Unit	Rate	Total
	2 Level Office Building				11,450,000
	Landscaping to ground level				208,000
	Escalation				690,000
	Professional fees				1,815,000
	Project Contingency				2,777,000
	<u>Exclusions</u>				
	IL4 Specification				
	Holding Costs				
	Consent Fees				
	Local authority fees				
	GST				
	Total Lake Terrace - Concept Estimate - Lake Terraces				16,940,000

Code	Description	Quantity	Unit	Rate	Total
<u>2 Level Office Building</u>					
E1	Site Preparation				
1.1	Demolition				
1.2	Demolish existing buildings and remove debris from site		m2	120.00	excluded
1.3	Site Clearance				
1.4	Allowance for civil works not scoped	1,000	m3	120.00	120,000
1.5	Rip up and remove existing carpark		m2	30.00	excluded
				Total Site Preparation	<u>120,000</u>
E2	Substructure				
2.1	Building Piles				
2.2	Allowance for piling	1,255	m2	120.00	150,560
2.7	Ground Floor Slab				
2.8	Allowance for reinforced concrete ground floor slab	1,255	m2	250.00	313,668
2.9	Lift Pits				
2.10	Form lift pits	1	no.	15,000.00	15,000
				Total Substructure	<u>479,228</u>
E3	Frame				
3.1	Allowance for building structure (based on GFA)	2,366	m2	350.00	828,100
				Total Frame	<u>828,100</u>
E4	Structural Walls				
4.1	Structural Walls				
4.2	Concrete stair, lift and core walls	862	m2	710.00	612,020
				Total Structural Walls	<u>612,020</u>
E5	Upper Floors				
5.1	Upper Floors				
5.2	Concrete slab	1,111	m2	250.00	277,750
				Total Upper Floors	<u>277,750</u>
E6	Roof				
6.1	Roof				
6.2	Roof framing	1,318	m2	180.00	237,240
6.3	Long run metal roofing with insulation and including wire netting and underlay	1,318	m2	150.00	197,700

Code	Description	Quantity	Unit	Rate	Total
6.6	Soffits and fascia	146	m ²	300.00	43,836
6.7	Gutters	358	m	110.00	39,354
6.8	Downpipes	164	m	100.00	16,380
6.8	Box Gutter				
6.9	Box gutter including framing waterproofing membrane	33	m ²	671.00	22,143
6.10	Outlets to above	4	no	3,000.00	12,000
				Total Roof	568,653
E7	Exterior Walls and Exterior Finish				
7.1	Exterior Walls and Exterior Finish				
7.2	Precast Concrete Walls with finish to external faces of walls and painted gib board on the internal walls	847	m ²	780.00	660,660
7.3	Allowance for Louvers	365	m ²	750.00	273,750
7.4	Precast Concrete Walls with finish to both external faces of walls	315	m ²	550.00	173,250
				Total Exterior Walls and Exterior Finish	1,107,660
E8	Windows and Exterior Doors				
8.1	Windows				
8.2	Glass Facade wall	934	m ²	950.00	887,300
8.3	Doors				
8.4	Entrance Automated door	2	no	15,000.00	30,000
	Entrance Double Doors	2	no	10,000.00	20,000
8.5	Aluminium framed glazed single entrance doors	3	no	3,000.00	9,000
8.6	Fire Doors	8	no	2,500.00	20,000
				Total Windows and Exterior Doors	966,300
E9	Stairs and Balustrades				
9.1	Stairs and Balustrades				
9.2	Precast concrete stairs and landings including metal handrails and balustrades to fire stairs	19	m	4,500.00	85,500
9.3	Allowance for inter-floor stair	1	item	80,000.00	80,000
9.4	Allowance for inter floor spiral stairs	1	item	120,000.00	120,000
9.5	Glass Balustrade	24	m	1,100.00	26,708
				Total Stairs and Balustrades	312,208
E10-E14	Internal Fitout				
1	Allowance for internal fitout of office space	2,366	m ²	500.00	1,183,000
2	Additional allowance for honed concrete finish	300	m ²	200.00	60,000

Code	Description	Quantity	Unit	Rate	Total
3	Additional allowance for decortech ceiling to CAB reception	400	m2	500.00	200,000
4	Additional Allowance for Operable Wall 13m long	1	item	30,000.00	30,000
	Total Internal Fitout				1,473,000
E15	Fittings and Fixtures				
15.1	Kitchens				
15.3	Kitchenette	4	no.	15,000.00	60,000
15.2	BOH Kitchen	1	item	50,000.00	50,000
15.5	Joinery				
15.6	Allowance for reception counter	1	no.	25,000.00	25,000
15.15	Signage				
15.16	Statutory signage	1	item	15,000.00	15,000
15.17	Allowance for entrance sign	1	item	5,000.00	5,000
	Total Fittings and Fixtures				155,000
E16	Sanitary Plumbing				
16.1	Plumbing reticulation				
16.2	Incoming water supply including meter	1	item	40,000.00	40,000
16.3	Hot water plant	1	item	50,000.00	50,000
16.04	Toilet block				
16.05	Allowance for a toilet block on each level	100	m2	2,500.00	250,000
16.06	Builders Work in Connection				
16.07	Builders work in connection with sanitary plumbing	5	%	340,000.00	17,000
	Total Sanitary Plumbing				357,000
E17	Heating and Ventilation Services				
17.1	Air Conditioning				
17.2	Air conditioning installation to all areas	2,366	m2	350.00	828,100
17.3	Allowance for Chambers	194	m2	150.00	29,169
17.4	Builders Work in Connection				
17.5	Builders work in connection with heating and ventilation services	5	%	857,269.00	42,863
	Total Heating and Ventilation Services				900,132
E18	Fire Services				

Code	Description	Quantity	Unit	Rate	Total
18.1	Sprinkler Installation				
18.2	Incoming supply and booster pump	1	item	40,000.00	40,000
18.3	Hydrant risers	1	item	25,000.00	25,000
18.4	Sprinkler installation to other areas	2,366	m ²	85.00	201,110
18.5	Fire and Smoke Alarms				
18.6	Allowance for fire and smoke alarm installation	2,366	m ²	25.00	59,150
18.9	Builders Work in Connection				
18.8	Builders work in connection with fire services	5	%	325,260.00	16,263
				Total Fire Services	341,523
E19	Electrical Services				
19.1	Reticulation				
19.2	Incoming main supply	1	item	30,000.00	30,000
19.3	Main switchboard	1	no.	30,000.00	30,000
19.4	Floor distribution boards	2	no.	10,000.00	20,000
19.6	Power and Lighting				
19.7	General power and lighting to all areas	2,366	m ²	120.00	283,920
19.12	Lift supplies	1	no.	6,000.00	6,000
19.13	Emergency lighting	2,366	m ²	5.00	11,830
19.14	Allowance for external feature building lighting	1	item	150,000.00	150,000
19.15	Builders Work in Connection				
19.16	Builders work in connection with electrical services	2	item	531,750	10,635
				Total Electrical Services	542,385
E20	Vertical and Horizontal Transportation				
20.1	Lifts				
20.2	Passenger lift; traveling two floors with two stops	1	no.	100,000.00	100,000
20.3	Builders Work in Connection				
20.4	Builders work in connection with vertical and horizontal transportation	1	item	5,000.00	5,000
				Total Vertical and Horizontal Transportation	105,000
E21	Special Services				
21.1	Special Services				
21.2	CC TV installation to circulation and common areas	1	item	40,000.00	40,000
21.4	Allowance for access control to entrances	1	item	25,000.00	25,000

Code	Description	Quantity	Unit	Rate	Total
21.5	Data/Comms				
21.7	Allowance for WiFi	1	item	50,000.00	50,000
21.8	Builders Work in Connection				
21.9	Builders work in connection with special services	1	item	5,750.00	5,750
			Total Special Services		<u>120,750</u>
E22	Drainage				
22.1	Drainage				
22.2	Drainage connections to toilet blocks	1	item	25,000.00	25,000
22.3	General sanitary drainage connection	1	item	75,000.00	75,000
22.4	Storm water drainage connections	1	item	120,000.00	120,000
22.5	Allowance for general drainage works not scoped	1	item	150,000.00	150,000
22.6	Builders Work in Connection				
22.7	Builders work in connection with drainage	1	item	18,500.00	18,500
			Total Drainage		<u>388,500</u>
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	9,655,208.91	1,255,177
			Total Preliminaries		<u>1,255,177</u>
E26	Margins				
25.1	Allowance for margin	5.0	%	10,910,386	545,519
			Total Margins		<u>545,519</u>
	Rounding				
			Total 2 Level Office Building		<u>11,450,000</u>

Code	Description	Quantity	Unit	Rate	Total
<u>Landscaping to ground level</u>					
E22	Landscaping				
22.1	Landscaping to ground level				
22.2	Nominal landscaping allowance	500	m2	350.00	175,000
				Total Landscaping	<u>175,000</u>
<u>Preliminaries</u>					
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	175,000.00	22,750
				Total Preliminaries	<u>22,750</u>
<u>Margins</u>					
E26	Margins				
25.1	Allowance for margin	5.0	%	206,791	10,340
				Total Margins	<u>10,340</u>
	Rounding				
				Total Landscaping to ground level	<u>208,000</u>

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Code	Description	Quantity	Unit	Rate	Total
	<u>Escalation</u>				
	Escalation @4% PA				
	Allowance for escalation @ 4% per annum for 18 months	1	item	690,000.00	690,000
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				Total Escalation @ 4% PA	690,000
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				Total Escalation	690,000
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Code	Description	Quantity	Unit	Rate	Total
Professional fees					
Allowance for professional fees					
	Allowance for professional fees	15	%	12,100,000.0 0	1,815,000
				Total Allowance for professional fees	<u>1,815,000</u>
				Total Professional fees	<u>1,815,000</u>

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<u>Project Contingency</u>					
Allowance for project contingency					
	Allowance for project contingency	20	%	13,900,000.0 0	2,780,000
	rounding				-3,000
	Total Allowance for project contingency				<u>2,777,000</u>
	Total Project Contingency				<u>2,777,000</u>