



Taupo Cultural Precinct Tuwharetoa Street

Concept Estimate Tuwharetoa Street - IL4

Reference: 18-0816 - Taupo Cultural Precinct

Revision: 0

Date: 2/15/2019

Client: Taupo District Council / Warren and Mahoney

ESTIMATE SUMMARY

CLIENT: Taupo District Council / Warren and Mahoney
PROJECT: Tuwharetoa Street
REPORT: Concept Estimate Tuwharetoa Street - IL4



Code	Description	Quantity	Unit	Rate	Total
	300m2 Retail				730,000
	3 Level Office Building				15,920,000
	Landscaping to ground level				220,000
	Escalation				1,000,000
	Professional fees				3,043,000
	Project Contingency				4,187,000
	<u>Exclusions</u>				
	Holding Costs				
	Consent Fees				
	Local authority fees				
	GST				
	Total Tuwharetoa Street - Concept Estimate Tuwharetoa Street - IL4				25,100,000

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Code	Description	Quantity	Unit	Rate	Total
	<u>300m2 Retail</u>				
	300m2 Retail				
	300m2 Retail (Shell Only)	300	m2	2,000.00	600,000
	(Rate include P&G and Margin)				
	Allowance for IL4 Construction (22% of construction cost)	1	item	130,000.00	130,000
					Total 300m2 Retail
					730,000
					Total 300m2 Retail
					730,000

Code	Description	Quantity	Unit	Rate	Total
<u>3 Level Office Building</u>					
E1	Site Preparation				
1.1	Demolition				
1.2	Demolish existing buildings and remove debris from site		m ²	120.00	excluded
1.3	Site Clearance				
1.4	Allowance for civil works not scoped	1,000	m ³	120.00	120,000
1.5	Rip up and remove existing carpark	2,800	m ²	30.00	84,000
					Total Site Preparation 204,000
E2	Substructure				
2.1	Building Piles				
2.2	Allowance for piling	1,097	m ²	120.00	131,585
2.3	Ground Floor Slab				
2.4	Allowance for reinforced concrete ground floor slab	1,097	m ²	250.00	274,135
2.5	Allowance for ground beams	200	m	1,100.00	220,000
2.5	Lift Pits				
2.6	Form lift pits	1	no.	15,000.00	15,000
					Total Substructure 640,720
E3	Frame				
3.1	Allowance for building structure (based on GFA)	3,224	m ²	350.00	1,128,400
					Total Frame 1,128,400
E4	Structural Walls				
4.1	Structural Walls				
4.2	Concrete stair, lift and core walls	619	m ²	710.00	439,490
					Total Structural Walls 439,490
E5	Upper Floors				
5.1	Upper Floors				
5.2	Concrete slab	2,128	m ²	250.00	532,000
					Total Upper Floors 532,000
E6	Roof				
6.1	Roof				
6.2	Roof framing	1,341	m ²	180.00	241,380

Code	Description	Quantity	Unit	Rate	Total
6.3	Long run metal roofing with insulation and including wire netting and underlay	940	m2	150.00	140,957
6.5	Ply flat roof including waterproofing	401	m2	350.00	140,277
6.6	Soffits and fascia	159	m	120.00	19,080
6.7	Gutters	94	m	110.00	10,340
6.8	Downpipes	144	m	100.00	14,400
6.8	Box Gutter				
6.9	Box gutter including framing waterproofing membrane	18	m2	671.00	12,078
6.10	Outlets to above	2	no	3,000.00	6,000
				Total Roof	584,511
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	784	m2	780.00	611,520
7.3	Allowance for aluminium louvers	382	m2	750.00	286,500
7.4	Powder coated aluminium cladding external faces of walls and painted gib board on the internal walls	134	m2	980.00	131,320
7.5	Precast Concrete Walls with finish to both external faces of walls	251	m2	550.00	138,160
				Total Exterior Walls and Exterior Finish	1,167,500
E8	Windows and Exterior Doors				
8.1	Windows				
	Shopfront glazing	437	m2	850.00	371,450
8.2	Glass Facade wall	759	m2	950.00	721,050
8.3	Doors				
8.4	Entrance door	2	no	15,000.00	30,000
8.5	Aluminium framed glazed single entrance doors	5	no	3,000.00	15,000
8.6	Fire Doors	8	no	2,500.00	20,000
				Total Windows and Exterior Doors	1,157,500
E9	Stairs and Balustrades				
9.1	Stairs and Balustrades				
9.2	Precast concrete stairs and landings including metal handrails and balustrades	19	m	4,500.00	85,500
9.3	Allowance for inter-floor stair	1	item	100,000.00	100,000
				Total Stairs and Balustrades	185,500
E10-E14	Internal Fitout				
1	Allowance for internal fitout of office space	2,428	m2	350.00	849,800

Code	Description	Quantity	Unit	Rate	Total
2	Allowance for internal fitout of ground floor	797	m2	220.00	175,340
3	Additional allowance for honed concrete finish	300	m2	200.00	60,000
4	Additional allowance for decortech ceiling to CAB reception	100	m2	500.00	50,000
Total Internal Fitout					<u>1,135,140</u>
E15	Fittings and Fixtures				
15.1	Kitchens				
15.3	Kitchenette	2	no.	15,000.00	30,000
15.5	Joinery				
15.6	Allowance for reception counter	1	no.	10,000.00	10,000
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					<u>60,000</u>
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	300	m2	2,500.00	750,000
16.06	Builders Work in Connection				
16.07	Builders work in connection with sanitary plumbing	5	%	840,000.00	42,000
Total Sanitary Plumbing					<u>882,000</u>
E17	Heating and Ventilation Services				
17.1	Air Conditioning				
17.2	Air conditioning installation to all areas	3,224	m2	350.00	1,128,400
17.03	Builders Work in Connection				
17.04	Builders work in connection with heating and ventilation services	5	%	1,128,400.00	56,420
Total Heating and Ventilation Services					<u>1,184,820</u>
E18	Fire Services				
18.1	Sprinkler Installation				

Code	Description	Quantity	Unit	Rate	Total
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	3,224	m2	85.00	274,040
18.5	Fire and Smoke Alarms				
18.6	Allowance for fire and smoke alarm installation	3,224	m2	25.00	80,600
18.9	Builders Work in Connection				
18.8	Builders work in connection with fire services	5	%	419,640.00	20,982
				Total Fire Services	<u>440,622</u>
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	3	no.	10,000.00	30,000
19.6	Power and Lighting				
19.7	General power and lighting to all areas	3,224	m2	120.00	386,880
19.12	Lift supplies	1	no.	6,000.00	6,000
19.13	Emergency lighting	3,224	m2	5.00	16,120
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	5	item	649,000	32,450
				Total Electrical Services	<u>681,450</u>
E20	Vertical and Horizontal Transportation				
20.1	Lifts				
20.2	Passenger lift; traveling five floors with five stops	1	no.	150,000.00	150,000
20.3	Builders Work in Connection				
20.4	Builders work in connection with vertical and horizontal transportation	1	item	7,500.00	7,500
				Total Vertical and Horizontal Transportation	<u>157,500</u>
E21	Special Services				
21.1	Special Services				
21.2	CCTV 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

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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	%	10,245,683.00	1,331,939
			Total Preliminaries		<u>1,331,939</u>
E26	Margins				
25.1	Allowance for margin	5.0	%	11,577,622	578,881
			Total Margins		<u>578,881</u>
	Rounding				
	Allowance for IL4 Construction				
	Allowance for IL4 Construction (22% of construction cost)	1	item	2,900,000.00	2,900,000
			Total Allowance for IL4 Construction		<u>2,900,000</u>
			Total 3 Level Office Building		<u>15,920,000</u>



Code	Description	Quantity	Unit	Rate	Total
<u>Landscaping to ground level</u>					
E22	Landscaping				
22.1	Landscaping to ground level				
22.2	Landscaping	523	m2	350.00	183,001
				Total Landscaping	<u>183,001</u>
<u>Preliminaries</u>					
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	183,001.00	23,790
				Total Preliminaries	<u>23,790</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>220,000</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	1,000,000.00	1,000,000
					1,000,000
					1,000,000

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Code	Description	Quantity	Unit	Rate	Total
<u>Professional fees</u>					
Allowance for professional fees					
	Allowance for professional fees to include IL4 design	17	%	17,900,000.00	3,043,000
					3,043,000
				Total Allowance for professional fees	3,043,000
				Total Professional fees	3,043,000

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Code	Description	Quantity	Unit	Rate	Total
<u>Project Contingency</u>					
Allowance for project contingency					
	Allowance for project contingency	20	%	20,900,000.00	4,200,000
	rounding				-13,000
	Total Allowance for project contingency				<u>4,187,000</u>
	Total Project Contingency				<u>4,187,000</u>