



Taupo Cultural Precinct Civic Administration Building Community Centre and Museum

Concept Estimate

Reference: 18-0816 - Taupo Cultural Precinct

Revision: 0

Date: 1/31/2019

Client: Taupo District Council / Warren and Mahoney

ESTIMATE SUMMARY

CLIENT: Taupo District Council / Warren and Mahoney
PROJECT: Civic Administration Building Community Centre and Museum
REPORT: Concept Estimate



Code	Description	Quantity	Unit	Rate	Total
	Stage 1 - Civic Administration Building and Landscaping				16,600,000
	Stage 2 - Museum				14,700,000
	Stage - 3 Story Place Landscaping				3,460,342
	Stage 4 - Tongariro Street Landscaping				2,340,000
	Escalation				2,500,000
	Professional fees				6,555,000
	Project Contingency				10,055,000
	<u>Exclusions</u>				
	IL4 Specification				
	Holding Costs				
	Consent Fees				
	Local authority fees				
	GST				
	Total Civic Administration Building Community Centre and Museum - Concept Estimate				56,210,342

Code	Description	Quantity	Unit	Rate	Total
Stage 1 - Civic Administration Building and Landscaping					
E1	Site Preparation				
1.1	Demolition				
1.2	Demolish existing buildings and remove debris from site	1,455	m ²	120.00	174,600
1.3	Site Clearance				
1.4	Allowance for civil works not scoped	1,500	m ³	120.00	180,000
1.5	Rip up and remove concrete walkways	980	m ²	30.00	29,400
				Total Site Preparation	<u>384,000</u>
E2	Substructure				
2.1	Building Piles				
2.2	Allowance for piling	1,856	m ²	120.00	222,720
2.7	Ground Floor Slab				
2.8	Allowance for reinforced concrete ground floor slab	1,856	m ²	250.00	464,000
2.9	Lift Pits				
2.10	Form lift pits	1	no.	15,000.00	15,000
				Total Substructure	<u>701,720</u>
E3	Frame				
3.1	Allowance for building structure (based on GFA)	3,418	m ²	270.00	922,860
				Total Frame	<u>922,860</u>
E4	Structural Walls				
4.1	Structural Walls				
4.2	Concrete stair and lift walls	192	m ²	710.00	136,320
				Total Structural Walls	<u>136,320</u>
E5	Upper Floors				
5.1	Upper Floors				
5.2	Concrete slab	1,562	m ²	250.00	390,525
5.3	Bridge over atrium	279	m ²	350.00	97,654
				Total Upper Floors	<u>488,179</u>
E6	Roof				
6.1	Roof				
6.2	Roof framing	2,307	m ²	180.00	415,260

Code	Description	Quantity	Unit	Rate	Total
6.3	Long run metal roofing with insulation and including wire netting and underlay	1,960	m2	150.00	294,062
6.5	Ply flat roof including waterproofing	347	m2	350.00	121,286
6.6	Soffits and fascia	117	m	120.00	14,040
6.7	Gutters	117	m	110.00	12,870
6.8	Downpipes	80	m	100.00	8,000
6.8	Box Gutter				
6.9	Box gutter including framing waterproofing membrane	25	m2	671.00	16,775
6.10	Outlets to above	1	no	3,000.00	3,000
				Total Roof	885,292
E7	Exterior Walls and Exterior Finish				
7.1	Exterior Walls and Exterior Finish				
7.2	Cladding and/or applied finish to external faces of walls and painted gib board on the internal walls	204	m2	780.00	159,120
7.3	Allowance for aluminium louvers	181	m2	750.00	135,750
				Total Exterior Walls and Exterior Finish	294,870
E8	Windows and Exterior Doors				
8.1	Windows				
8.2	Glass Facade wall	2,158	m2	950.00	2,050,100
8.3	Doors				
8.4	Entrance door	2	no	15,000.00	30,000
8.5	Aluminium framed glazed single entrance doors	10	no	3,000.00	30,000
				Total Windows and Exterior Doors	2,110,100
E9	Stairs and Balustrades				
9.1	Stairs and Balustrades				
9.2	Precast concrete stairs and landings including metal handrails and balustrades	8	m	4,500.00	36,000
9.3	Balustrade to atrium bridge	13	m	1,500.00	19,800
9.4	Allowance for inter-floor stair	1	item	100,000.00	100,000
				Total Stairs and Balustrades	155,800
E10-E14	Internal Fitout				
1	Allowance for internal fitout of office space	3,418	m2	350.00	1,196,300
2	Additional allowance for honed concrete finish to cafe	366	m2	200.00	73,178
				Total Internal Fitout	1,269,478
E15	Fittings and Fixtures				

Code	Description	Quantity	Unit	Rate	Total
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	60,000
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	3,418	m2	350.00	1,196,300
17.03	Builders Work in Connection				
17.04	Builders work in connection with heating and ventilation services	5	%	1,196,300.00	59,815
				Total Heating and Ventilation Services	1,256,115
E18	Fire Services				
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	3,418	m2	85.00	290,530
18.5	Fire and Smoke Alarms				
18.6	Allowance for fire and smoke alarm installation	3,418	m2	25.00	85,450

Code	Description	Quantity	Unit	Rate	Total
18.7	Fire Curtains				
18.8	Allowance for fire curtains to inter-floor stair	1	item	75,000.00	75,000
18.9	Builders Work in Connection				
18.8	Builders work in connection with fire services	5	%	440,980.00	22,049
				Total Fire Services	<u>538,029</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	2	no.	10,000.00	20,000
19.6	Power and Lighting				
19.7	General power and lighting to all areas	3,418	m2	120.00	410,160
19.12	Lift supplies	1	no.	6,000.00	6,000
19.13	Emergency lighting	3,418	m2	5.00	17,090
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	663,250	33,163
				Total Electrical Services	<u>696,413</u>
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	<u>105,000</u>
E21	Special Services				
21.1	Special Services				
21.2	CC TV installation to circulation and common areas	1	item	30,000.00	30,000
21.4	Allowance for access control to entrance	1	item	15,000.00	15,000
21.5	Data/Comms				
21.7	Allowance for WiFi	1	item	40,000.00	40,000
21.8	Builders Work in Connection				

Code	Description	Quantity	Unit	Rate	Total
21.9	Builders work in connection with special services	1	item	4,250.00	4,250
			Total Special Services		<u>89,250</u>
E22	Drainage				
22.1	Drainage				
22.2	Drainage connections to toilet blocks	1	item	12,000.00	12,000
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	17,850.00	17,850
			Total Drainage		<u>374,850</u>
E23	Landscaping				
23.1	Landscaping				
23.2	Allowance for landscaping	8,910	m2	350.00	3,118,637
			Total Landscaping		<u>3,118,637</u>
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	13,943,911.50	1,812,708
			Total Preliminaries		<u>1,812,708</u>
E26	Margins				
25.1	Allowance for margin	5.0	%	15,756,620	787,831
			Total Margins		<u>787,831</u>
	Rounding				
			Total Stage 1 - Civic Administration Building and Landscaping		<u>16,600,000</u>

Code	Description	Quantity	Unit	Rate	Total
<u>Stage 2 - Museum</u>					
E1	Site Preparation				
1.1	Demolition				
1.2	Demolish existing buildings and remove debris from site		m2	120.00	Included in stage 1
1.3	Site Clearance				
1.4	Allowance for civil works not scoped	1,000	m3	120.00	120,000
				Total Site Preparation	120,000
E2	Substructure				
2.1	Building Piles				
2.2	Allowance for piling	1,921	m2	120.00	230,520
2.7	Ground Floor Slab				
2.8	Allowance for reinforced concrete ground floor slab	1,921	m2	250.00	480,250
2.9	Lift Pits				
2.10	Form lift pits	1	no.	15,000.00	15,000
				Total Substructure	725,770
E3	Frame				
3.1	Allowance for building structure (based on GFA)	1,921	m2	350.00	672,350
				Total Frame	672,350
E4	Structural Walls				
4.1	Structural Walls				
4.2	Concrete stair and lift walls	96	m2	710.00	68,160
				Total Structural Walls	68,160
E5	Upper Floors				
5.1	Upper Floors				
5.2	Timber upper floor	422	m2	210.00	88,576
				Total Upper Floors	88,576
E6	Roof				
6.1	Roof				
6.2	Roof framing	1,801	m2	270.00	486,335
6.3	Ceramic shingle sheet roofing	1,801	m2	280.00	504,347
6.4	Parapets	382	m	500.00	190,935

Code	Description	Quantity	Unit	Rate	Total
6.6	Downpipes	90	m	100.00	9,000
6.7	Soffits and fascia	18	m	120.00	2,160
6.8	Box Gutter				
6.9	Box gutter including framing waterproofing membrane	60	m ²	671.00	40,260
6.10	Outlets to above	5	no	1,000.00	5,000
				Total Roof	1,238,037
E7	Exterior Walls and Exterior Finish				
7.1	Exterior Walls and Exterior Finish				
7.2	Cladding and/or applied finish to external faces of walls and painted gib board on the internal walls	884	m ²	950.00	839,800
7.3	Extra value to create a greenwall	140	m ²	450.00	63,000
7.4	Stone wall finish to external faces of walls and painted gib board on the internal walls	140	m ²	1,200.00	168,000
7.5	Parapet walls	176	m ²	495.00	87,120
7.3	Allowance for aluminium louvers	315	m ²	750.00	236,250
				Total Exterior Walls and Exterior Finish	1,394,170
E8	Windows and Exterior Doors				
8.1	Windows				
8.2	Aluminium framed shopfront glazing system	491	m ²	1,200.00	589,200
8.3	Doors				
8.4	Aluminium framed glazed double entrance doors	1	no	10,000.00	10,000
				Total Windows and Exterior Doors	599,200
E9	Stairs and Balustrades				
9.1	Stairs and Balustrades				
9.2	Precast concrete stairs and landings including metal handrails and balustrades	8	m	6,500.00	52,000
				Total Stairs and Balustrades	52,000
E10-E14	Internal Fitout				
1	Allowance for internal fitout of museum	2,343	m ²	520.00	1,218,351
				Total Internal Fitout	1,218,351
E15	Fittings and Fixtures				
15.1	Joinery				
15.2	Allowance for joinery	1	item	100,000.00	100,000
				Total Fittings and Fixtures	100,000

Code	Description	Quantity	Unit	Rate	Total
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	<u>357,000</u>
E17	Heating and Ventilation Services				
17.1	Air Conditioning				
17.2	Air conditioning installation to all areas	2,343	m2	400.00	937,200
17.03	Builders Work in Connection				
17.04	Builders work in connection with heating and ventilation services	5	%	937,200.00	46,860
				Total Heating and Ventilation Services	<u>984,060</u>
E18	Fire Services				
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	2,343	m2	85.00	199,155
18.5	Fire and Smoke Alarms				
18.6	Allowance for fire and smoke alarm installation	2,343	m2	25.00	58,575
18.7	Builders Work in Connection				
18.8	Builders work in connection with fire services	5	%	322,730.00	16,137
				Total Fire Services	<u>338,867</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	2	no.	10,000.00	20,000
19.6	Power and Lighting				

Code	Description	Quantity	Unit	Rate	Total
19.7	General power and lighting to all areas	2,343	m2	150.00	351,450
19.12	Lift supplies	1	no.	6,000.00	6,000
19.13	Emergency lighting	2,343	m2	5.00	11,715
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	599,165	29,958
				Total Electrical Services	629,123
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	CCTV installation to circulation and common areas	1	item	50,000.00	50,000
21.4	Allowance for access control to entrance	1	item	10,000.00	10,000
21.5	Data/Comms				
21.7	Allowance for WiFi	1	item	40,000.00	40,000
21.8	Builders Work in Connection				
21.9	Builders work in connection with special services	1	item	5,000.00	5,000
				Total Special Services	105,000
E22	Drainage				
22.1	Drainage				
22.2	Drainage connections to toilet blocks	1	item	12,000.00	12,000
22.3	General sanitary drainage connection	1	item	75,000.00	75,000
22.4	Storm water drainage connections	1	item	80,000.00	80,000
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	15,850.00	15,850
				Total Drainage	332,850

Code	Description	Quantity	Unit	Rate	Total
E23	Landscaping				
23.1	Landscaping				
23.2	Allowance for Landscaping	9,233	m2	350.00	3,231,582
				Total Landscaping	<u>3,231,582</u>
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	12,360,094.76	1,606,812
				Total Preliminaries	<u>1,606,812</u>
E26	Margins				
25.1	Allowance for margin	5.0	%	13,966,907	698,345
				Total Margins	<u>698,345</u>
				Total Stage 2 - Museum	<u>14,700,000</u>

Code	Description	Quantity	Unit	Rate	Total
Stage - 3 Story Place Landscapig					
2	Landscaping				
	Landscaping	8,239	m2	350.00	2,883,650
				Total Landscaping	2,883,650
E25	Preliminaries				
24.1	Allowance for preliminary and general	130	%	2,883,650.00	374,875
				Total Preliminaries	374,875
E26	Margins				
25.1	Allowance for margin	50	%	3,258,525	201,817
				Total Margins	201,817
	rounding				
				Total Stage - 3 Story Place Landscapig	3,460,342

Code	Description	Quantity	Unit	Rate	Total
Stage 4 - Tongariro Street Landscaping					
1	Landscaping				
	Landscaping Zone 4	5,545	m2	350.00	1,940,782
				Total Landscaping	1,940,782
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	1,940,781.50	252,302
				Total Preliminaries	252,302
E26	Margins				
25.1	Allowance for margin	5.0	%	1,940,782	135,930
				Total Margins	135,930
	rounding				
				Total Stage 4 - Tongariro Street Landscaping	2,340,000

Code	Description	Quantity	Unit	Rate	Total
	<u>Escalation</u>				
	Escalation @4% PA				
	Allowance for escalation @ 4% per annum for 18 months	1	item	2,500,000.00	2,500,000
					2,500,000
					2,500,000
					2,500,000

Code	Description	Quantity	Unit	Rate	Total
Professional fees					
Allowance for professional fees					
	Allowance for professional fees	15	%	43,700,000.0 0	6,555,000
				Total Allowance for professional fees	<u>6,555,000</u>
				Total Professional fees	<u>6,555,000</u>

Code	Description	Quantity	Unit	Rate	Total
<u>Project Contingency</u>					
Allowance for project contingency					
	Allowance for project contingency	20	%	50,300,000.0 0	10,055,000
	Total Allowance for project contingency				<u>10,055,000</u>
	Total Project Contingency				<u>10,055,000</u>