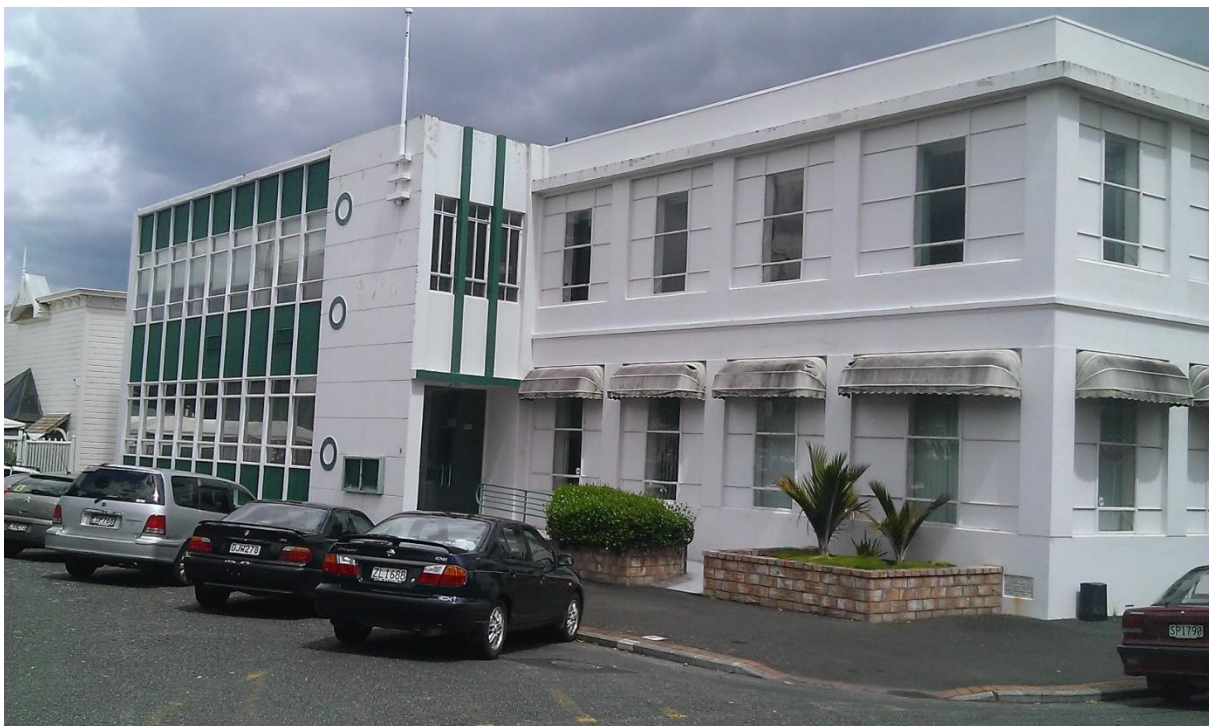


Whangarei Town Basin Proposals for Northland Harbour Board Building



Examination of Capital Costs

4th March 2015

Contents

Executive Summary	4
Harbourside Proposal	4
HWMAC Proposal.....	4
Comparison of Proposals.....	4
Demolish and Grass	5
Escalation	5
Conclusions	5
Introduction.....	6
Background	7
Harbourside Proposal	9
Summary.....	11
HWMAC Proposal.....	12
Summary.....	14
Comparison of Harbourside and HWMAC Proposals	15
Demolish and Grass.....	16
Escalation	16
Conclusions	17
Appendix A: Harbourside Estimate Details.....	18
Information Relied on	21
Appendix B: HWMAC Estimate Details	22
Information Relied on	27

Executive Summary

This review is concerned with the adequacy of the capital budgets provided in proposals for the Harbourside and Hundertwasser Wairau Maori Arts Centre (HWMAC) redevelopment of the NHB Building; and with the comparisons between them and a 'Demolish and grass', on a like for like basis.

Harbourside Proposal

Planning documentation supplied for the Harbourside Proposal may be described as 'Partial Concept Design'. It incorporates capital cost allowances of \$6.5m.

We have undertaken an estimate 'from first principles'. It is our opinion that \$9.1 would be a sufficient capital allowance to redevelop the NHB Building to accommodate an operator's business, based on current costs.

This would provide a gross floor area of 1,688m², excluding rooftop space (which we estimate would cost an additional \$285,000) and would be a "basic, developer quality" facility with a "civic quality" fitout.

This redevelopment estimate should be viewed as "high risk".

HWMAC Proposal

Planning documentation supplied for the HWMAC Proposal may be described as '90%+ of Detailed Design'. The proposal incorporates a capital cost estimate of \$13.55m.

We have undertaken an elemental estimate 'from first principles'. It is our opinion that \$13.5m would be a sufficient capital allowance to redevelop and extend the NHB Building to accommodate an operator's business, with extensive work external to the building, based on current costs.

This would provide a gross floor area of 2,177m², plus rooftop space and would be a "civic quality" facility.

This redevelopment estimate should be viewed as "low risk", given the detailed planning work that has been done.

Comparison of Proposals

The Harbourside and HWMAC Proposals' most influential differences are:

- a. The amount of planning completed
The Harbourside proposal is assessed as being at 'part concept design' stage whilst the HWMAC proposal is assessed as being at '90%+ detailed design' stage. The cost of this difference has been accommodated by providing a 'design development contingency allowance' of \$664,000 for the Harbourside scheme; this is normal practice in development planning.

- b. The extent of work refurbishing the NHB Building
The HWMAC proposal substantially replaces the NHB Building as they build their Art Centre, whilst the Harbourside proposal relies on the building which is refurbished.
- c. Quality of building
Accepting that quality is largely a subjective concept, the Harbourside proposal will deliver a facility that we have characterised as ‘developer quality’; this is concluded by inferences made, in the absence of planning information, about the standards allowed for in the budget, where we have “back-solved” what would be affordable within the allowance. The HWMAC proposal has been focused fundamentally on quality and design, which is their driving motivation; we have characterised it as ‘civic quality’.
- d. Enclosed floor area
The HWMAC proposal’s gross floor area is 2,177m² and the Harbourside proposal is 1,688m².

The superficial comparison of costs is:

Proposal	GFA (m ²)	Development Cost	\$/m ²
Harbourside	1,688	\$9,060,000	\$5,367
HWMAC	2,177	\$13,541,000	\$6,220

Demolish and Grass

If neither Harbourside nor HWMAC proposal were to proceed, WDC may choose to demolish the NHB Building and grass the site.

We estimate the cost of this to be approximately \$350,000.

Escalation

Costs in the construction industry are currently increasing at historically high rates, mostly related to demand pressure.

We estimate that the impact of cost escalation on the proposals would be:

Harbourside	\$1,250,000
HWMAC	\$1,565,000

Conclusions

The clear differences between amenity and perceptions that the Harbourside and HWMAC proposals each aim to provide result in very different costs of development.

The Harbourside proposal is cheaper, smaller, less completely planned and aimed to maximise the re-use of the NHB Building.

The HWMAC proposal is more costly, larger, extensively planned and aimed to deliver an iconic building.

Introduction

This review is concerned with the adequacy of the capital budgets provided in proposals for the Harbourside and HWMAC redevelopment of the NHB Building; and with the comparisons between them and a 'Demolish and grass', on a like for like basis.

Information provided is for that purpose only and is for the sole benefit of Whangarei District Council.

Background

In commenting on the proposals, reference has been made to the different stages of planning that they represent. This is based on the New Zealand Construction Industry Council 'Design Documentation Guidelines' (known as 'CIC Guidelines'), endorsed by the New Zealand Building Authority.

These guidelines recognise 5 stages of development:

- i. Concept design
- ii. Preliminary design
- iii. Developed design
- iv. Detailed design and
- v. Construction design

Estimates and comparisons have all relied on current construction costs, with escalation commented on separately.

We understand that it is a strong preference of all parties that construction of this project should be, where practicable, undertaken by Northland contractors. Whilst accepting that this may be appropriate for a community project such as this, we note:

The proposals require some sophisticated building services work (in particular) which is in short supply in New Zealand generally, exacerbating cost pressures.

Whilst labour rates in Northland lag those in larger centres as construction costs escalate, they tend to catch up later in the cycle as tradesmen are very mobile. Materials are supplied from New Zealand's very few sources in each trade and are subject to the same inflation pressures in Northland as elsewhere.

The timing of this project is currently on course to coincide with a peak in the escalation in the construction industry's costs:

YEAR	QUARTER	INDEX	QUARTERLY CHANGE (%)	ANNUAL CHANGE (%)
2009	MARCH	1,384	-0.4	1.5
	JUNE	1,369	-1.1	-0.1
	SEPT	1,350	-1.4	-3.1
	DEC	1,337	-1.0	-3.8
2010	MARCH	1,336	-0.1	-3.5
	JUNE	1,336	0.0	-2.4
	SEPT	1,336	0.0	-1.0
	DEC	1,333	-0.2	-0.3
2011	MARCH	1,334	0.1	-0.1
	JUNE	1,342	0.6	0.4
	SEPT	1,347	0.4	0.8
	DEC	1,349	0.1	1.2
2012	MARCH	1,351	0.1	1.3
	JUNE	1,352	0.1	0.7
	SEPT	1,354	0.1	0.5
	DEC	1,358	0.3	0.7
2013	MARCH	1,365	0.5	1.0
	JUNE	1,372	0.5	1.5
	SEPT	1,383	0.8	2.1
	DEC	1,402	1.4	3.2
2014	MARCH	1,413	0.8	3.5
	JUNE	1,429	1.1	4.2
	SEPT	1,445	1.1	4.5
	DEC	1,461	1.1	4.2
2015	MARCH	1,477	1.1	4.5
	JUNE	1,492	1.0	4.4
	SEPT	1,508	1.0	4.3
	DEC	1,523	1.0	4.2
2016	MARCH	1,538	1.0	4.2
	JUNE	1,555	1.1	4.2
	SEPT	1,571	1.1	4.2
	DEC	1,588	1.0	4.3
2017	MARCH	1,603	1.0	4.2
	JUNE	1,617	0.9	4.0
	SEPT	1,631	0.8	3.8
	DEC	1,644	0.8	3.6
2018	MARCH	1,657	0.8	3.4
	JUNE	1,670	0.8	3.3
	SEPT	1,683	0.8	3.2
	DEC	1,697	0.8	3.2

NZIER Projections

Harbourside Proposal

Planning documentation supplied for the Harbourside Proposal may be described as 'Partial Concept Design'; i.e. Concept Design, less sections, schedule of accommodation, etc.

The proposal incorporates capital cost allowances of \$6.5m:

Seismic strengthening	\$0.3m
Structural repairs	\$1.0m
Exterior enhancement	\$1.5m
Rooftop development	\$1.0m
Interior hard fitout	\$1.0m
Interior soft fitout	\$1.0m
Collection storage, climate control, access, etc.	\$0.2m
Open space landscaping, etc.	\$0.5m
Total	\$6,5m

There is also an estimate by Hills Construction of \$5.05m. We have, however, referred to the \$6.5m budget submitted.

We have undertaken an estimate 'from first principles' as follows (for details see Appendix A):

Item	ELEMENTAL COST PLAN		
Based On	Future Whangarei drgs received on 19 February 2015	Area (m²) :	1,688.0
1	Site Preparation & Demolition		\$157,700.00
2	Work Below Lowest Floor Level		\$500,000.00
3	Frame		\$950,000.00
4	Structural Walls		\$59,800.00
5	Upper Floors		\$0.00
6	Roof		\$249,300.00
7	External Walls & Finishes		\$221,400.00
8	Windows & Exterior Doors		\$60,200.00
9	Stairs & Balustrades		\$0.00
10	Internal Partitions		\$59,500.00
11	Internal Doors		\$14,400.00
12	Floor Finishes		\$116,400.00
13	Wall Finishes		\$12,900.00
14	Ceiling Finishes		\$128,600.00
15	Fittings & Fixtures		\$43,400.00
16	Sanitary Plumbing		\$42,900.00
17	Mechanical & Ventilation Services		\$902,800.00
18	Fire Services		\$118,400.00
19	Electrical Services		\$299,800.00
20	Vertical Transportation		\$50,000.00
21	Special Services		\$39,000.00
22	Drainage Within Building		\$17,300.00
23	Exterior Landscape Works	SAY	\$100,000.00
24	Exterior Car Park & Site Access Works		\$400,000.00
25	Sundries - Signage		\$0.00
26	Preliminaries		\$545,300.00
27	Margin		\$254,500.00
	Sub-total:		\$5,344,000.0
	Building Cost/m² excluding site prep & demolition & drainage		\$3,062.00
28	F. F. & E.	SAY	\$1,292,800.00
29	IT Infrastructure and equipment		\$0.00
30	Design Contingency		\$663,700.00
31	Construction Contingency		\$584,000.00
32	Territorial Authority building consent		\$98,600.00
33	Allowance for services facilities connection fees		\$35,000.00
34	Watercare Infrastructure growth charges		Excluded
35	TA Development Levy and contribution		Excluded
36	Escalation		\$0.00
37	Professional fees		\$1,042,300.00
	Total Building Construction Budget :		\$9,060,000.0

Reconciliation between our estimate and the allowances is not possible, as the latter does not include any detail and, despite requests for further information and/or explanation, none has been forthcoming. We have made allowances of \$540K for FF&E and \$750k for specialist fitout, including exterior projection, aquarium and 4D theatre.

This option does not allow for the podium roof and canopy; should this be required, the cost would increase by approximately \$285,000.

Explicit exclusions from the estimate are:

GST

Development levies and contributions

Escalation of costs from current

IT infrastructure, equipment and software

Collection-related costs

Summary

It is our opinion that \$9.1m would be a sufficient capital allowance to redevelop the NHB Building to accommodate an operator's business, based on current costs.

This would provide a gross floor area of 1,688m², excluding rooftop space and would be a "basic, developer quality" facility, with a "civic fitout" and specialist equipment including external projection, aquarium, and 4D theatre.

This redevelopment estimate should be viewed as "high risk", as very little planning work appears to have been done. Redevelopment of buildings of the age and type of the NHB Building contain the potential to surprise on the down side.

HWMAC Proposal

Planning documentation supplied for the HWMAC Proposal may be described as '90%+ of Detailed Design'; i.e. Detailed Design, less some final structural elements.

PROPOSED "HUNDERTWASSER-RICHTLINE" PROJECT
FOR
WHANGAREI DISTRICT COUNCIL
THE TOWN BASIN - WHANGAREI
COST CHECK SUMMARY

ITEM	DESCRIPTION	QUANTITY	UNIT	LABOUR		MATERIALS	
				RATE	AMOUNT	RATE	AMOUNT
	Site Preparation						166,022.00
	Work Below Lowest Floor Finish						684,715.00
	Frame						116,984.00
	Structural Walls						43,125.00
	Upper Floors						93,675.00
	Roof						643,358.00
	External Walls and External Finishes						952,594.00
	Windows and External Doors						958,480.00
	Stairs and Balustrades						152,798.00
	Partitions						391,090.00
	Internal Doors						335,725.00
	Floor Finishes						537,956.00
	Wall Finishes						309,041.00
	Ceiling Finishes						166,802.00
	Fittings and Fixtures						140,000.00
	Sanitary Plumbing						119,255.00
	Heating and Ventilation						1,550,000.00
	Fire Protection Services						115,000.00
	Electrical Services						660,000.00
	Lift						250,000.00
	Special Services						500,000.00
	Drainage						80,000.00
	External Works						203,853.00
	Sundries						81,700.00
	Preliminaries						517,900.00
	Contractor's Margin						700,000.00
	Contingency Sum						1,000,000.00
	Design Fees						1,643,000.00
	Client Requested Items						440,000.00
	TOTAL AMOUNT FOR COST CHECK						13,553,073.00
	SUMMARY						
	(Excluding GST)						

The proposal incorporates capital cost estimate of \$13.55m:

This estimate was undertaken to a professional standard by John Barber (QS).

We have undertaken an elemental estimate 'from first principles' as follows (for

Item	ELEMENTAL COST PLAN	Total
	GFA (m²)	2,177.0
1	Site Preparation & Demolition	\$259,800.00
2	Work Below Lowest Floor Level	\$850,900.00
3	Frame	\$306,400.00
4	Structural Walls	Included
5	Upper Floors	\$424,900.00
6	Roof	\$755,200.00
7	External Walls & Finishes	\$1,067,600.00
8	Windows & Exterior Doors	\$499,300.00
9	Stairs & Balustrades	\$225,300.00
10	Internal Partitions	\$869,200.00
11	Internal Doors	\$65,200.00
12	Floor Finishes	\$398,800.00
13	Wall Finishes	\$392,200.00
14	Ceiling Finishes	\$269,400.00
15	Fittings & Fixtures	\$99,000.00
16	Sanitary Plumbing	\$123,200.00
17	Mechanical & Ventilation Services	\$1,326,100.00
18	Fire Services	\$170,800.00
19	Electrical Services	\$498,600.00
20	Vertical Transportation	\$150,000.00
21	Special Services	\$48,700.00
22	Drainage	\$82,400.00
23	Exterior Landscape Works	\$167,400.00
24	Exterior Car Park & Site Access Works	\$500,000.00
25	Sundries	Excluded
26	Preliminaries	\$955,000.00
27	Margin	\$630,300.00
	Sub-total	\$11,135,000.0
	Building Cost/m² excluding site prep & demolition & drainage	\$5,186.0
28	F. F. & E. SAY	\$750,000.00
29	IT Infrastructure and equipment	Excluded
30	Design Contingency	N/A
31	Construction Contingency	\$891,400.00
32	Territorial Authority building consent	\$159,700.00
33	Allowance for services facilities connection fees	\$50,000.00
34	Watercare Infrastructure growth charges	Excluded
35	TA Development Levy and contribution	Excluded
36	Escalation	Excluded
37	Professional Fees	\$555,000.00
	Total Building Construction Budget :	\$13,541,000.0

details see Appendix B):

Our estimate reconciles closely with the budget provided, although we have made an allowance of \$750k in our estimate for soft fitout (i.e. furniture, fittings and equipment) which was excluded from the budget, but have excluded the professional fees already expended, \$1,088,000, as a sunk cost.

Explicit exclusions from the estimate are:

GST

Development levies and contributions

Escalation of costs from current

IT infrastructure, equipment and software

Collection-related costs

Summary

It is our opinion that \$13.5m would be a sufficient capital allowance to redevelop and extend the NHB Building to accommodate an operator's business, with extensive work external to the building, based on current costs.

This would provide a gross floor area of 2,177m², and would be a "civic quality" facility.

This redevelopment estimate should be viewed as "low risk", given the detailed planning work that has been done. Redevelopment includes significant replacement of the highest risk parts of the NHB Building.

Comparison of Harbourside and HWMAC Proposals

The Harbourside and HWMAC Proposals are fundamentally different in many respects, making cost comparison difficult.

The most influential differences are:

- e. The amount of planning completed
The Harbourside proposal is assessed as being at 'part concept design' stage whilst the HWMAC proposal is assessed as being at '90% detailed design' stage. The cost of this difference has been accommodated by providing a 'design development contingency allowance' of \$664,000 for the Harbourside scheme; this is normal practice in development planning.
- f. The extent of work refurbishing the NHB Building
The HWMAC proposal substantially replaces the NHB Building as they build their Art Centre, whilst the Harbourside proposal relies on the building, which is extensively refurbished.
- g. Quality of building
Accepting that quality is largely a subjective concept, the Harbourside proposal will deliver a facility that we have characterised as a 'developer quality' (with a 'civic quality' fitout based on additional allowances for FF&E that we have made); this is concluded by inferences made, in the absence of planning information, about the standards allowed for in the budget, where we have "back-solved" what would be affordable within the allowance. The HWMAC proposal has been focused fundamentally on quality and design, which is their driving motivation; we have characterised it as 'civic quality'.
- h. Enclosed floor area
The HWMAC proposal's gross floor area is 2,177m² and the Harbourside proposal is 1,688m².

The superficial comparison of costs is:

Proposal	GFA (m²)	Development Cost	\$/m²
Harbourside	1,688	\$9,060,000	\$5,367
HWMAC	2,177	\$13,541,000	\$6,220
Harbourside built to HWMAC spec	1,688	\$10,500,000	
HWMAC built to Harbourside spec	2,177	\$11,680,000	
Harbourside built to HWMAC size	2,177	\$11,680,000	
HWMAC built to Harbourside size	1,688	\$10,500,000	

Whilst transposing the size or specification of one proposal with the size or specification of the other is a purely academic exercise, it may enrich the picture to inform decisions.

Demolish and Grass

If neither Harbourside nor HWMAC proposal were to proceed, WDC may choose to demolish the NHB Building and grass the site.

We estimate the cost of this to be approximately \$350,000.

Escalation

Costs in the construction industry are currently increasing at historically high rates, mostly related to demand pressure.

We have assumed the following in estimating budget impacts for escalation:

Harbourside

Fundraising	24 months
Planning	9 months
Construction	15 months

HWMAC

Fundraising	24 months
Planning	0 months
Construction	21 months

This has been based on a 24 month period for fund raising, followed by completion of documentation, followed by construction.

Using these assumptions and the indices above (see Background) and capital cost estimates for each project, we estimate that the impact of cost escalation on the proposals would be:

Harbourside	\$1,250,000
HWMAC	\$1,565,000

Conclusions

The clear differences between amenity and perceptions that the Harbourside and HWMAC proposals each aim to provide result in very different costs.

The Harbourside proposal is cheaper, smaller, less completely planned and aimed to maximise the re-use of the NHB Building.

The HWMAC proposal is more costly, larger, extensively planned and aimed to deliver an iconic building.

Appendix A: Harbourside Estimate Details

Item	Description	Qty	Unit	Rate	Sub Total	Total	Element as % of Total
Based On Future Whangarei drgs received on 19 February 2015							
	Ground Floor	847.00	m ²				
	First Floor	841.00	m ²				
	GFA :	1,688.00	m ²				
1.00	SITE PREPARATION & DEMOLITION			\$93.42	cost/m²		
1.01	Allow to demolish and remove existing interior partitions including linings and the like	598.00	m ³	\$99.00	\$59,200.00		
1.02	Ditto to existing roof lining for new roof podium	668.00	m ²	\$55.00	\$36,700.00		
1.03	EV for removing existing doors including finishing trims and dispose	4.00	No.	\$85.00	\$300.00		
1.04	EV for removing existing doors and store onsite ready for reuse	3.00	No.	\$45.00	\$100.00		
1.05	Allow to form opening into existing walls for new windows and doors	2.00	No.	\$165.00	\$300.00		
1.06	Allow to remove all existing floor coverings ready for new (excl light well)	1,608.00	m ²	\$15.00	\$24,100.00		
1.07	Ditto to all existing suspended ceiling lining ready for new	1,608.00	m ²	\$20.00	\$32,200.00		
1.08	Allow for complying OSH regulation at demolition stage	1.00	Item	\$4,800.00	\$4,800.00		
	SITE PREPARATION & DEMOLITION - Sub Total :			\$296.21	cost/m²	\$157,700.00	1.7%
2.00	WORK BELOW LOWEST FLOOR FINISH						
2.01	Underpinning as per Base Group Consulting Engineers preliminary report	1.00	Item	\$500,000.00	\$500,000.00		
	WORK BELOW LOWEST FLOOR FINISH - Sub-Total :			\$562.80	cost/m²	\$500,000.00	5.5%
3.00	FRAME						
3.01	Seismic strengthening as per Base Group Consulting Engineers preliminary report	1.00	Item	\$950,000.00	\$950,000.00		
	FRAME - Sub-Total :					\$950,000.00	10.5%
4.00	STRUCTURAL WALLS			\$35.43	cost/m²		
4.01	200 blockwall to new light well	221.00	m ²	\$200.00	\$44,200.00		
4.02	400 x 400 square concrete columns	22.00	m	\$480.00	\$10,600.00		
4.03	Miscellaneous connection plates for roof structure to conc wall	1.00	item	\$5,000.00	\$5,000.00		
	STRUCTURAL WALLS - Sub-Total :					\$59,800.00	0.7%
5.00	UPPER FLOORS			\$0.00	cost/m²		
5.01	Included	1.00	Item	\$0.00	\$0.00		
	UPPER FLOORS - Sub-Total :					\$0.00	0.0%
6.00	ROOF			\$147.69	cost/m²		
6.01	Corrugate Sheet Roofing complete with wire netting and underlay	404.00	m ²	\$190.00	\$76,800.00		
6.02	Internal box gutter with waterproofing lining & timber framing & ply	27.00	m	\$416.00	\$11,200.00		
6.03	Allow to remove and replace parapet flashings complete with sealing	72.00	m	\$65.00	\$4,700.00		
6.04	Canopy over new roof podium	264.00	m ²	\$750.00	Excluded		
6.05	Rainwater head ditto with overflow	2.00	No.	\$800.00	\$1,600.00		
6.06	Allow for timber framing to form level platform for new roof podium	264.00	m ²	\$105.00	Excluded		
6.07	Plywood floor lining to above including waterproofing membrane complete	264.00	m ²	\$187.00	Excluded		
6.07a	Conventional roof ilo podium	264.00	m ²	\$320.00	\$84,500.00		
6.08	Internal box gutter with waterproofing lining & timber framing & ply to perimeter of floor podium	63.00	m	\$416.00	\$26,200.00		
6.09	Colour roof covering over thoroughfare between buildings including associated flashings and the like	95.00	m ²	\$130.00	\$12,400.00		
6.10	Gutter to above roof	17.00	m	\$45.00	\$800.00		
6.11	Roof structure to above	95.00	m ²	\$250.00	\$23,800.00		
6.12	Allow for downpipes	56.00	m	\$85.00	\$4,800.00		
6.13	Roof arrest system	1.00	Item	\$0.00	Excluded		
6.14	Miscellaneous flashings, caulking, sealants & the like	1.00	Item	\$2,500.00	\$2,500.00		
	ROOF - Sub Total :			\$131.16	cost/m²	\$249,300.00	2.8%
7.00	EXTERNAL WALLS & EXTERNAL FINISH						
7.01	Selected glazed wall complete with caulking, flashings & the like to roof podium	151.00	m ²	\$750.00	\$113,300.00		
7.02	Selected fabric structure mesh facade complete with caulking, flashings & the like to various exterior walls	305.00	m ²	\$300.00	\$91,500.00		
7.03	Allow to prep and paint existing exterior walls	410.00	m ²	\$35.00	\$14,400.00		
7.04	Miscellaneous flashings, caulking, sealants & the like	1.00	Item	\$2,200.00	\$2,200.00		
	EXTERNAL WALLS & EXTERNAL FINISH - Sub Total :			\$35.66	cost/m²	\$221,400.00	2.4%
8.00	WINDOWS & EXTERNAL DOORS						
8.01	Allow to inspect and renew rubber gaskets, and re-seal all mitred joints to exterior joinery (Provisional)	495.00	m ²	\$80.00	\$39,600.00		
8.02	Anti graffiti film to existing curtain walling 3m high (Provisional)	363.64	m ²	\$55.00	\$20,000.00		
8.03	Miscellaneous flashings, caulking, sealants & the like	1.00	Item	\$600.00	\$600.00		
	WINDOWS & EXTERNAL DOORS - Sub Total :					\$60,200.00	0.7%

9.00 STAIRS & BALUSTRADES			\$0.00	cost/m²		
9.01 Not applicable	1.00	Item	\$0.00	\$0.00		
			STAIRS & BALUSTRADES - Sub Total :	\$0.00	0.0%	
10.00 PARTITIONS			\$35.25	cost/m²		
10.01 Interior partition full height glazed wall partition to interactive learning spaces	23.00	m ²	\$550.00	\$12,700.00		
10.02 Glass manifestation	1.00	Item	\$800.00	\$800.00		
10.03 Internal timber framed walls with insulation, Gib board on both sides stopped for paint finish	306.00	m ²	\$130.00	\$39,800.00		
10.04 Skirting to above	164.00	m	\$15.00	\$2,500.00		
10.05 Ditto to cornice	172.00	m	\$20.00	\$3,400.00		
10.06 Architraves to new doors	33.00	m	\$10.00	\$300.00		
			PARTITIONS - Sub Total :	\$59,500.00	0.8%	
11.00 INTERNAL DOORS			\$8.53	cost/m²		
11.01 Double framed solid core doors complete with hardware	2.00	No.	\$1,500.00	\$3,000.00		
11.02 Ditto to single door	1.00	No	\$1,000.00	\$1,000.00		
11.03 Alum single sliding glazed door to interactive spaces complete with hardware	2.00	No	\$5,000.00	\$10,000.00		
11.04 Security & grand master key system	1.00	Item	\$400.00	\$400.00		
			INTERNAL DOORS - Sub Total :	\$14,400.00	0.2%	
12.00 FLOOR FINISHES			\$68.96	cost/m²		
12.01 Selected vinyl flooring incl levelling compound to all wet areas	60.00	m ²	\$105.00	\$6,300.00		
12.02 Selected Carpet complete with transition mouldings and the like	1,548.00	m ²	\$70.00	\$108,400.00		
12.03 Axis matting system floor mat or similar	2.00	m ²	\$850.00	\$1,700.00		
			FLOOR FINISHES - Sub Total :	\$116,400.00	1.5%	
13.00 WALL FINISHES			\$7.64	cost/m²		
13.01 Painting to internal wall surfaces	306.00	m ²	\$30.00	\$9,200.00		
13.02 Ditto to interior finishing trims	369.00	m	\$10.00	\$3,700.00		
			WALL FINISHES - Sub Total :	\$12,900.00	0.2%	
14.00 CEILING FINISHES			\$76.18	cost/m²		
14.01 Allow to remove and replace suspended acoustic ceiling tile complete with grids, ties and the like	1,608.00	m ²	\$80.00	\$128,600.00		
			CEILING FINISHES - Sub Total :	\$128,600.00	1.6%	
15.00 FITTINGS & FIXTURES			\$25.71	cost/m²		
15.01 Mirrors	4.00	No	\$150.00	\$1,000.00		
15.02 Grab rails to disabled amenity	2.00	No	\$700.00	\$1,400.00		
15.03 WC fittings including soap dispensers and the like	6.00	No	\$80.00	\$0.00		
15.04 Baby change station	0.00	No	\$900.00	excluded		
15.04 Hand dryer	2.00	No	\$600.00	\$1,000.00		
15.05 Main reception desk	1.00	No	\$35,000.00	\$35,000.00		
15.06 Shelving	0.00	m	\$0.00	excluded		
15.07 Toilet vanity unit	0.00	m	\$0.00	excluded		
15.08 SS kitchen bench complete with drawers and ss sink insert	2.00	m	\$2,100.00	\$4,000.00		
15.09 High level cabinet to kitchen	2.00	m	\$450.00	\$1,000.00		
			FITTINGS & FIXTURES - Sub Total :	\$43,400.00	0.5%	
16.00 SANITARY PLUMBING			\$25.41	cost/m²		
16.01 WHB Complete	4.00	No	\$1,900.00	\$7,600.00		
16.02 WC complete	4.00	No	\$2,100.00	\$8,400.00		
16.03 Disable WC	2.00	No	\$2,750.00	\$5,500.00		
16.04 Kitchenette	1.00	No	\$7,000.00	\$7,000.00		
16.05 Tempering control devices	4.00	No	\$75.00	\$300.00		
16.06 Floor waste outlets	2.00	No	\$450.00	\$900.00		
16.07 HWC	1.00	No	\$1,500.00	\$1,500.00		
16.08 Sundry other pipework & wastes (Fusiotherm or equal NOT Copper)	1.00	Item	\$7,800.00	\$7,800.00		
16.09 Builders work associated with services	1.00	Item	\$3,900.00	\$3,900.00		
			SANITARY PLUMBING - Sub Total :	\$42,900.00	0.5%	
17.00 MECHANICAL & VENTILATION SERVICES			\$534.83	cost/m²		
17.01 New HVAC VRF system	1.00	Item	\$473,000.00	\$473,000.00		
17.02 Fresh air supply system	1.00	Item	\$289,000.00	\$289,000.00		
17.03 Mechanical ventilation system to toilet areas	1.00	Item	\$129,000.00	\$129,000.00		
17.04 Miscellaneous builders work & the like to complete installation	1.00	Item	\$11,800.00	\$11,800.00		
			HEATING & VENTILATION SERVICES - Sub Total :	\$902,800.00	11.3%	
18.00 FIRE SERVICES			\$70.14	cost/m²		
18.01 Manual call fire alarm system	1.00	Item	\$16,100.00	\$16,100.00		
18.02 Smoke detection system	1.00	Item	\$19,300.00	\$19,300.00		
18.03 Fire Alarm panel	1.00	Item	\$5,000.00	\$5,000.00		
18.04 Fire extinguishers	1.00	Item	\$0.00	Excluded		
18.05 Sprinkler system	1.00	Item	\$72,400.00	\$72,400.00		
18.06 Miscellaneous builders work & the like to complete installation	1.00	Item	\$5,600.00	\$5,600.00		
			FIRE SERVICES - Sub Total :	\$118,400.00	1.5%	

19.00 ELECTRICAL SERVICES			\$177.61	cost/m²	
19.01 New transformer	1.00	Item	\$0.00	Excluded	
19.02 Generator set	1.00	Item	\$0.00	Excluded	
19.03 Main cable from transformer to MSB	1.00	Item	\$12,900.00	\$12,900.00	
19.04 Submain cable MSB to DB	1.00	Item	\$8,000.00	\$8,000.00	
19.05 Allow for cable tray and under ground conduit	1.00	Item	\$14,500.00	\$14,500.00	
19.06 MSB	1.00	Item	\$30,000.00	\$30,000.00	
19.07 DB	2.00	No	\$10,000.00	\$20,000.00	
19.08 Standard light reticulation	1.00	Item	\$104,500.00	\$104,500.00	
19.09 Power outlets	1.00	Item	\$48,200.00	\$48,200.00	
19.10 Data outlets	1.00	Item	\$16,100.00	\$16,100.00	
19.11 Emergency lighting	1.00	Item	\$8,000.00	\$8,000.00	
19.12 Exterior lighting	1.00	Item	\$8,000.00	\$8,000.00	
19.13 Exit sign	2.00	No	\$250.00	\$500.00	
19.14 Floor box outlet	2.00	No	\$1,000.00	\$2,000.00	
19.15 Wall trunking	0.00	m	\$0.00	Excluded	
19.16 Floor trunking	0.00	m	\$0.00	Excluded	
19.17 General AV Cabling	1.00	Item	\$4,800.00	\$4,800.00	
19.18 Lighting control system & panel	1.00	Item	\$8,000.00	\$8,000.00	
19.19 Miscellaneous builders work & the like to complete installation	1.00	Item	\$14,300.00	\$14,300.00	
			ELECTRICAL SERVICES - Sub Total :	\$299,800.00	3.3%
20.00 VERTICAL TRANSPORTATION			\$29.62	cost/m²	
20.01 Upgrade existing lift incl new car	1.00	Item	\$50,000.00	\$50,000.00	
			VERTICAL TRANSPORTATION - Sub Total :	\$50,000.00	0.6%
21.00 SPECIAL SERVICES			\$23.10	cost/m²	
21.01 IT server & equipment	1.00	Item	\$0.00	Excluded	
21.02 Computer Hardware	1.00	Item	\$0.00	Excluded	
21.03 General communications & PABX system	1.00	Item	\$0.00	Excluded	
21.04 CCTV system	1.00	Item	\$0.00	Excluded	
21.05 Access control swipe card system (for 6 doors)	1.00	Item	\$28,000.00	\$28,000.00	
21.06 Lightning protection	1.00	item	\$10,000.00	Excluded	
21.07 Intruder PIR Security alarm system - 8 sensors	1.00	Item	\$10,000.00	\$10,000.00	
21.08 MATV system	1.00	Item	\$0.00	Excluded	
21.09 PA system	1.00	Item	\$0.00	Excluded	
21.10 AV system	1.00	Item	\$0.00	Excluded	
21.11 BMS control system	1.00	Item	\$0.00	Excluded	
21.12 Gas main and reticulation	1.00	Item	\$0.00	Excluded	
21.13 Miscellaneous builders work & the like to complete installation	1.00	Item	\$1,000.00	\$1,000.00	
			SPECIAL SERVICES - Sub Total :	\$39,000.00	0.4%
22.00 DRAINAGE			\$78.28	cost/m²	
Stormwater					
22.01 Not applicable	0.00	Item	\$0.00	Excluded	
Sanitary Sewer					
22.02 100 PVC pipework	1.00	Item	\$12,500.00	\$12,500.00	
22.03 Ditto connect to existing line	1.00	Item	\$4,000.00	\$4,000.00	
22.04 Miscellaneous builders work & the like to complete installation	1.00	Item	\$800.00	\$800.00	
			DRAINAGE - Sub Total :	\$17,300.00	0.2%
23.00 EXTERIOR LANDSCAPE WORKS			\$0.00	cost/m²	
23.01 Generally	1.00	Item	\$100,000.00	\$100,000.00	
			EXTERIOR LANDSCAPE WORKS - Sub Total :	\$100,000.00	1.1%
24.00 EXTERIOR CAR PARK & ACCESS WORKS			\$14,814.81	cost/m²	
24.01 Generally	1.00	Item	\$400,000.00	\$400,000.00	
			EXTERIOR CAR PARK & ACCESS WORKS - Sub Total :	\$400,000.00	4.4%
25.00 SUNDRIES			\$0.00	cost/m²	
25.01 Selected Artwork	0.00	Item	\$0.00	Excluded	
			SUNDRIES - Sub Total :	\$0.00	0.0%
NET BUILDING & ASSOCIATED WORKS BEFORE ON-COSTS :				\$4,544,000.00	

26.00 PRELIMINARIES							
26.01 Preliminary & general allowance			\$0.12	\$545,300.00			
				PRELIMINARIES - Sub Total :	\$545,300.00		6.0%
27.00 MARGINS							
27.01 Margin			\$0.05	\$254,500.00			
				MARGINS - Sub Total :	\$254,500.00		2.8%
				Total Building Construction Budget :	\$5,344,000.00		
28.00 F. F. & E.							
28.01 General FF&E	1.00	Item		\$542,765.27	\$542,800.00		
Lighting controls, 4D projection, aquarium, etc	1.00	Item		\$750,000.00	\$750,000.00		
				F. F. & E - Sub Total :	\$1,292,800.00		14.3%
29.00 IT INFRASTRUCTURE & EQUIPMENT							
29.01 Not applicable	1.00	Item		\$0.00	Excluded		
				IT EQUIPMENT - Sub Total :	\$0.00		0.0%
				Sub Total	\$6,636,800.00		
28.00 CONTINGENCY							
28.01 Design Contingency					cost/m²		
			10.0%	\$663,700.00			
28.02 Construction Contingency			8.0%	\$584,000.00			
28.03 Territorial Authority building consent & peer reviews			1.3%	\$98,600.00			
28.04 Allowance for services facilities connection fees	1.00	Item		\$35,000.00	\$35,000.00		
28.05 Watercare Infrastructure growth charges	0.00	HUE		\$0.00	Excluded		
28.06 TA Development Levy and contribution	0.00	Item		\$0.00	Excluded		
				CONTINGENCY - Sub Total :	\$1,381,000.00		15.2%
29.00 ESCALATION							
29.01 Escalation thru' holding period				\$0.00	Excluded		
29.02 Escalation thru' construction period				\$0.00	Excluded		
				ESCALATION - Sub Total	\$0.00		0.0%
30.00 PROFESSIONAL FEES							
30.01 Professional fees	13.0%			\$8,017,800.00	\$1,042,300.00		
				DESIGN COSTS - Sub Total	\$1,042,300.00		11.5%
				Total Construction Budget :	\$9,060,000.00		100.0%
EXCLUSIONS :							
G.S.T							
Asbestos &/or any site contaminated debris removal							
Temporary accommodation							
Piling							
Soft fitouts & FF&E							
Exterior landscape and carpark works							
Rock excavation							
IT infrastructure and equipment							
Watercare Infrastructure growth charges							
TA Development Levy and contribution							
Special Lighting							
Escalation beyond March 2015							
CLARIFICATIONS :							
Note sub-totals have been rounded to nearest \$100.0 & totals to \$1,000.0 so totals may not add correctly							
Base on the drawings Preliminary drawings by Future Whangarei received on 19/02/15							
It has also been necessary to make certain comments & assumptions, while these comments & assumptions have been made in good faith they remain comments & assumptions & are not statements of fact.							
All figures are expressed in New Zealand dollars unless otherwise stated.							

Information Relied on

The information provided includes:

Presentation of proposal – Future Whangarei 2014

Ground and First floor plans C01

Elevations E01

Elevation and “General Cross Section” E02

Proposed Roof Plan

Artist impressions

Letter from YHPJ dated 19 December 2014, incorporating Hill Construction estimate dated 3 December 2014

A site visit to the NHB Building

Base Group Seismic assessment

Appendix B: HWMAC Estimate Details

HUNDERTWASSER ART CENTRE							
Indicative Elemental Estimate							
Cost Plan : Draft 1 (Building Consent Design Stage)							
Prepared & Issued 26th February 2015							
Item	Description	Qty	Unit	Rate	Building Consent Stage - Estimate	Base Building Total	Element as % of Total
Based On HB Architecture's BC drgs dated February 2015							
	Level 1	1139.0	m ²				
	Level 2	982.0	m ²				
	Level 4 Viewing Platform	56.0	m ²				
	GFA :	2177.0	m ²				
	Level 3 - Roof	1088.0	m ²				
1.00	SITE PREPARATION & DEMOLITION			\$119.34	cost/m²		
1.01	Demolish existing asphalt & hardfill including trees and shrubs for new building footprint area	737.0	m ²	\$14.00	\$10,300.00		
1.02	Allow for complete demolition section of existing building and cartaway	1.0	Item	\$55,500.00	\$55,500.00		
1.03	Ditto but partial demolition	1.0	Item	\$179,100.00	\$179,100.00		
1.04	Excavate existing top soil 200mm thick and cart away	250.0	m ²	\$10.00	\$2,500.00		
1.05	Allow for complying traffic management plan, OSH regulation at demolition stage	1.0	Item	\$12,400.00	\$12,400.00		
	SITE PREPARATION & DEMOLITION - Sub Total :			\$390.86	cost/m²	\$259,800.00	2.0%
2.00	WORK BELOW LOWEST FLOOR FINISH						
2.01	Mobilisation and demobilisation of piling rig	1.0	Item	\$20,000.00	\$20,000.00		
2.02	200UC46 pile x 27m long	26.0	No.	\$6,210.00	\$161,500.00		
2.03	Ditto - 150UC30	47.0	No.	\$4,050.00	\$190,400.00		
2.04	300 SED H5 timber pile -6m	55.0	No.	\$750.00	\$41,300.00		
2.05	Pile cap complete with excavation, reo and formwork - 800 x 800 x 600 deep	21.0	No.	\$589.00	\$12,400.00		
2.06	Strip footing 500 x 500 deep	230.0	m	\$350.00	\$80,500.00		
2.07	Ditto circular on plan	20.0	m	\$421.00	\$8,400.00		
2.08	Ditto - 400 x 400 deep	174.0	m	\$248.00	\$43,200.00		
2.09	500 x 700 cantilever footing	32.0	m	\$424.00	\$13,600.00		
2.10	Low density structural S grade polystyrene 800mm thick	1203.0	m ²	\$121.00	\$145,600.00		
2.11	100 thick, concrete slab on grade including DPM, mesh, 25 sand blinding & 100 hardfill	1203.0	m ²	\$92.00	\$110,700.00		
2.12	Pump sump in lift pit	2.0	No.	\$1,500.00	\$3,000.00		
2.13	Courtyard sump	1.0	No.	\$2,500.00	\$2,500.00		
2.14	Pad footing to loading dock	2.0	No.	\$1,500.00	\$3,000.00		
2.15	Allow construction/saw cut joints	59.0	m	\$30.00	\$1,800.00		
2.16	Allow for connection dowel bars to existing conc slab/foundation/column	1.0	item	\$8,000.00	\$8,000.00		
2.17	Miscellaneous upstands, set downs & additional reo to the floor and the like	1.0	Item	\$5,000.00	\$5,000.00		
	WORK BELOW LOWEST FLOOR FINISH - Sub-Total :					\$850,900.00	6.5%
3.00	FRAME			\$140.74	cost/m²		
3.01	400 x 400 insitu conc column	183.0	m	\$466.00	\$85,300.00		
3.03	300 dia circular column	19.0	m	\$350.00	\$6,700.00		
	Level 2						
3.04	400 x 600 conc beam	57.0	m	\$443.00	\$25,300.00		
3.06	Allow for 150EA12 structural steel angle to support ramps unispan slab including bolts at 600 centres	3108.0	kg	\$8.50	\$26,400.00		
3.08	Hot-dip galvanising as required to satisfy Engineer's design requirements	3108.0	kg	\$2.00	\$6,200.00		
	Level 3						
3.07	400 x 600 conc beam	86.0	m	\$443.00	\$38,100.00		
3.09	300 dia circular column	11.0	m	\$350.00	\$3,900.00		
	Level 4						
3.10	300 dia circular column	24.0	m	\$443.00	\$10,600.00		
3.11	Faux column with base 1.3m dia varies to 0.47m and 120mm thick spray conc with 12mm galv mesh and D12 bar	80.0	m	\$375.00	\$30,000.00		
3.12	Footing to Faux column - 1.3m x 1.3m x 0.5m deep	13.0	No.	\$941.00	\$12,200.00		
3.13	Allow for decorative concrete column - 3.77m high - level 1	5.0	No.	\$3,700.00	\$18,500.00		
3.14	Ditto - 3m high at level 3	3.0	No.	\$3,000.00	\$9,000.00		
3.15	Ditto - 2.8m high at observation deck' and loading dock	10.0	No.	\$2,800.00	\$28,000.00		
	Loading dock						
3.16	150 SHS post	226.0	kg	\$8.00	\$1,800.00		
3.17	250UB 46	306.0	kg	\$8.00	\$2,400.00		
3.18	P2 painting system to steel	68.0	m ²	\$30.00	\$2,000.00		
	FRAME - Sub-Total :					\$306,400.00	2.3%
4.00	STRUCTURAL WALLS			\$0.00	cost/m²		
4.01	Included in external and internal walls	1.0	m ²	\$0.00	Included		
	STRUCTURAL WALLS - Sub-Total :					\$0.00	0.0%

5.00 UPPER FLOORS				\$195.18	cost/m²		
5.01 150 unispan with 105mm topping, mesh, reo and power float	159.0	m ²		\$232.00		\$36,900.00	
5.02 Ditto 180 unispan	308.0	m ²		\$264.00		\$81,300.00	
5.03 300 deep double tee with 75mm topping, reo, mesh and power float	147.0	m ²		\$172.00		\$25,300.00	
5.04 500mm deep special vault double tee with ditto	524.0	m ²		\$518.00		\$271,400.00	
5.04 Allow for starter bars from block wall to slab	1.0	item		\$5,000.00		\$5,000.00	
5.05 Allow to drill and epoxy grout starter bars to existing conc beam	1.0	item		\$5,000.00		\$5,000.00	
				UPPER FLOORS - Sub-Total :		\$424,900.00	3.2%
6.00 ROOF				\$346.90	cost/m²		
6.01 180 unispan with 105mm topping, mesh, reo and power float	338.0	m ²		\$264.00		\$89,200.00	
6.02 400 deep double tee with 75mm topping, reo, 2 layers mesh and power float	136.0	m ²		\$203.00		\$27,600.00	
6.03 500mm deep special vault double tee with ditto	524.0	m ²		\$225.00		\$117,900.00	
6.04 Allow for starter bars from block wall to slab	1.0	item		\$5,000.00		\$5,000.00	
6.05 Allow to drill and epoxy grout starter bars to existing conc beam	1.0	item		\$5,000.00		\$5,000.00	
6.06 Allow for 150 PVC downpipes	92.0	m		\$85.00		\$7,800.00	
6.07 Allow for Onion roof dome shaped comprising of timber framing, LVL framing, ply lining, copper sheeting, fibreglass dome and complete with all accessories	1.0	Item		\$150,000.00		\$150,000.00	
6.08 Box gutter comprising of timber framing, ply lining and water proofing membrane	23.0	m		\$450.00		\$10,400.00	
6.09 Allow for 65 PVC downpipes	3.0	m		\$65.00		\$200.00	
6.10 Green roof landscaping comprising of vapour control layer, XPS insulation panel, waterproofing membrane and geotextile	1103.0	m2		\$300.00		\$330,900.00	
6.11 Miscellaneous flashings, caulking, sealants & the like	1.0	Item		\$11,200.00		\$11,200.00	
				ROOF - Sub Total :		\$755,200.00	5.7%
7.00 EXTERNAL WALLS & EXTERNAL FINISH				\$490.40	cost/m²		
7.01 250mm sold block wall with water proofing coating, Stoarmat miral plaster system with coloured finishing coat externally	1821.0	m2		\$350.00		\$637,400.00	
7.02 Stoarmat miral plaster system with coloured finishing coat internally - ramps	100.0	m2		\$100.00		\$10,000.00	
7.03 Copper capping to parapet wall	259.0	m		\$294.00		\$76,100.00	
7.04 Precast conc coping	259.0	m		\$113.00		\$29,300.00	
7.05 Tile finish to plastered wall - 20%	364.2	m2		\$180.00		\$65,600.00	
7.06 Tile finish to Faux column	397.0	m2		\$250.00		\$99,300.00	
7.07 E.V for colour painting	1821.0	m2		\$25.00		\$45,500.00	
7.08 Aerated sphere conc top with base to column top	13.0	No.		\$1,900.00		\$24,700.00	
7.09 Anti graffiti coating wall	0.0	m ²		\$0.00		Excluded	
7.10 Anti graffiti film	0.0	m ²		\$0.00		Excluded	
7.11 Reuse existing brick for parapet wall	239.0	m2		\$52.00		\$12,400.00	
7.12 Brick bulb to exterior wall including conc filling average 300 thick behind- 6 no	41.0	m2		\$484.00		\$19,800.00	
7.13 Ceramic surround column	86.0	m2		\$250.00		\$21,500.00	
7.14 Miscellaneous flashings, caulking, sealants & the like	1.0	Item		\$26,000.00		\$26,000.00	
				EXTERNAL WALLS & EXTERNAL FINISH - Sub Total :		\$1,067,600.00	8.1%
8.00 WINDOWS & EXTERNAL DOORS				\$229.35	cost/m²		
<i>Doors</i>							
8.01 E.V for airlock revolving door - W102	1.0	No.		\$253,700.00		\$253,700.00	
8.02 E.V single leaf main entry door - W103	1.0	No.		\$2,200.00		\$2,200.00	
8.03 Ditto - powder coated Magnum door - W110	2.0	No.		\$3,100.00		\$6,200.00	
8.04 Ditto - 100mm shop front fire exit door - W112	1.0	No.		\$1,700.00		\$1,700.00	
8.05 Ditto - 100mm shop front louvre door and fixed sides louvre - W113	1.0	No.		\$8,300.00		\$8,300.00	
8.06 Ditto - W125 single glazed door	1.0	No.		\$2,000.00		\$2,000.00	
8.07 Ditto - W144 ditto	1.0	No.		\$2,100.00		\$2,100.00	
8.08 Ditto - 100mm shop front door complete with sides fixed glazed partition - W201	1.0	No.		\$5,100.00		\$5,100.00	
8.09 Ditto - W202	1.0	No.		\$4,300.00		\$4,300.00	
8.10 Ditto - W205	1.0	No.		\$5,200.00		\$5,200.00	
8.11 Ditto roller shutter door 3m x 2.8m high - R101	1.0	No.		\$2,900.00		\$2,900.00	
<i>Windows</i>							
8.12 Alum shop front 100mm fixed glazed windows with top hung sash window	1.0	m2		\$1,500.00		\$1,500.00	
8.13 APL 40mm ditto	211.0	m2		\$750.00		\$158,300.00	
8.14 Alum louvre window 600 x 600 - L01 & L02 & L202	3.0	No.		\$600.00		\$1,800.00	
8.15 Ditto 900 x 900 - L201, 203 & 204	3.0	No.		\$1,500.00		\$4,500.00	
8.16 Alum fixed louvre window - W114	1.0	No.		\$7,700.00		\$7,700.00	
8.17 Fire rated steel framed fixed glazed window	3.0	m2		\$2,500.00		\$7,500.00	
8.18 75 x 10 flat bar galv painted black bolted to block wall	7.0	m		\$65.00		\$500.00	
8.19 Miscellaneous flashings, caulking, sealants & the like	1.0	Item		\$23,800.00		\$23,800.00	
				WINDOWS & EXTERNAL DOORS - Sub Total :		\$499,300.00	3.8%

9.00 STAIRS & BALUSTRADES				\$103.49	cost/m²	
9.01 Circular cast insitu stair	9.0	m3	\$4,500.00	\$40,500.00		
9.02 Circular handrail complete with bracket fixed to masonry wall - 5568.03	19.0	m	\$350.00	\$6,700.00		
9.03 Ditto balustrade 5568.01	7.0	m	\$650.00	\$4,600.00		
9.04 1.1m high wrought iron balustrade - observation mezz and stair	32.0	m	\$650.00	\$20,800.00		
9.05 External conc stair to observation mezz	3.0	m3	\$4,500.00	\$13,500.00		
9.06 Internal conc stair	3.0	m3	\$4,500.00	\$13,500.00		
9.07 Wrought hand railing complete with bracket fixed to wall	15.0	m	\$350.00	\$5,300.00		
9.08 1.1m high wrought iron balustrade - internal stair	21.0	m	\$650.00	\$13,700.00		
9.09 Ditto - roof light well and terrace area at level 2	34.0	m	\$650.00	\$22,100.00		
9.10 Hand railing complete with bracket to ramp	93.0	m	\$350.00	\$32,600.00		
9.11 Concrete stair at roof level as fire egress	7.0	m3	\$2,500.00	\$17,500.00		
9.12 Balustrade to both sides of fire egress stair	53.0	m	\$650.00	\$34,500.00		
			STAIRS & BALUSTRADES - Sub Total :	\$225,300.00	1.7%	
10.00 PARTITIONS				\$399.27	cost/m²	
10.01 Steel frame fixed glazed partition, combination of new and existing steel frame	78.0	m2	\$1,500.00	\$117,000.00		
10.02 Half hour fire rated timber framed glazed partition o/size 3.75m wide x 2.85m high- W245	1.0	Item	\$5,611.00	\$5,600.00		
10.03 250 solid blockwall	997.0	m2	\$250.00	\$249,300.00		
10.04 General internal 150x50 timber framed walls with insulation, 13 Gib board on both sides stopped for paint finish	576.0	m2	\$193.00	\$111,200.00		
10.05 Timber strapping with thermal insulation and gib lining to blockwall	669.0	m2	\$111.00	\$74,300.00		
10.06 General internal 150x50 timber framed walls with acoustic insulation, 13 Gib board on both sides stopped for paint finish	399.0	m2	\$203.00	\$81,000.00		
10.07 Alum fixed glazed partition	137.0	m2	\$650.00	\$89,100.00		
10.08 Toilet partition	11.0	No	\$1,400.00	\$15,400.00		
10.09 Glass manifestation	1.0	Item	\$3,000.00	\$3,000.00		
10.10 Operable sliding folding wall complete structure support	60.0	m ²	\$1,500.00	\$90,000.00		
10.11 Free standing display wall - timber framing with ply on both sides 2.4 m high	63.0	m	\$325.00	\$20,500.00		
10.12 E.V for Eterpan lining	183.0	m ²	\$70.00	\$12,800.00		
			PARTITIONS - Sub Total :	\$869,200.00	6.6%	
11.00 INTERNAL DOORS				\$29.95	cost/m²	
11.01 E.V for single glazed steel door W146	1.0	No	\$3,000.00	\$3,000.00		
11.02 Single fire rated door - D118, D212 and D214	3.0	No	\$2,500.00	\$7,500.00		
11.03 Single proprietary Al. framed solid core doors complete with hardware	29.0	No	\$950.00	\$27,600.00		
11.04 Ditto double door	7.0	No	\$1,500.00	\$10,500.00		
11.05 Alum single glazed door	4.0	No	\$1,400.00	\$5,600.00		
11.06 Ditto double door	2.0	No	\$2,300.00	\$4,600.00		
11.07 Ditto double swing door - D116	1.0	No	\$2,700.00	\$2,700.00		
11.08 Cavity sliding door - D204	1.0	No	\$750.00	\$800.00		
11.09 Security & grand master key system	1.0	Item	\$2,900.00	\$2,900.00		
			INTERNAL DOORS - Sub Total :	\$65,200.00	0.5%	
12.00 FLOOR FINISHES				\$183.19	cost/m²	
12.01 Selected 'Tarkett' vinyl flooring incl levelling compound - 6411.01	115.0	m ²	\$105.00	\$12,100.00		
12.02 Tiling 62210.01	1107.0	m ²	\$250.00	\$276,800.00		
12.03 Ditto to stair riser	16.0	m2	\$350.00	\$5,600.00		
12.04 Paint finish to conc slab 6721.01	307.0	m ²	\$35.00	\$10,700.00		
12.05 Polish existing conc floor	392.0	m ²	\$90.00	\$35,300.00		
12.06 Mastic water proofing and tiling - ramp	161.0	m ²	\$325.00	\$52,300.00		
12.07 Axis matting system floor mat	7.0	m ²	\$850.00	\$6,000.00		
			FLOOR FINISHES - Sub Total :	\$398,800.00	3.0%	
13.00 WALL FINISHES				\$180.16	cost/m²	
13.01 Stoamat miral plaster system with coloured finishing coat internally to blockwall	683.0	m ²	\$100.00	\$68,300.00		
13.02 Wall tiling to toilet and Eterpan lining	600.0	m ²	\$285.00	\$171,000.00		
13.03 Decorative finishes to column	39.0	m	\$1,000.00	\$39,000.00		
13.04 Painting to external wall surfaces	1921.0	m ²	\$20.00	\$38,400.00		
13.05 Ditto to internal wall surfaces	2921.4	m ²	\$20.00	\$58,400.00		
13.06 Ditto to plastered wall	683.0	m ²	\$25.00	\$17,100.00		
			WALL FINISHES - Sub Total :	\$392,200.00	3.0%	

14.00 CEILING FINISHES				\$123.75	cost/m²	
14.01 Hardiflex soffit lining complete with timber framing and painting	56.0	m ²		\$182.00	\$10,200.00	
14.02 Standard gib lining on rondo suspended system including insulation and painting	959.0	m ²		\$98.00	\$94,000.00	
14.03 Suspended acoustic ceiling lining	304.0	m ²		\$75.00	\$22,800.00	
14.04 Plastered and paint finish	177.0	m ²		\$110.00	\$19,500.00	
14.05 Allow for ceiling access panel	15.0	No		\$500.00	\$7,500.00	
14.06 Prefabricated plastered acoustic panel	41.0	m2		\$180.00	\$7,400.00	
14.07 Hygienic acoustic ceiling panel	18.0	m2		\$250.00	\$4,500.00	
14.08 Acoustic ceiling panels to underside of double T panels	451.0	m2		\$170.00	\$76,700.00	
14.09 Seal precast conc panel to plant room	296.0	m2		\$65.00	\$19,200.00	
14.10 Reuse existing timber flooring to level 3 circular stair	30.0	m2		\$252.00	\$7,600.00	
				CEILING FINISHES - Sub Total :	\$269,400.00	2.0%
15.00 FITTINGS & FIXTURES				\$45.48	cost/m²	
15.01 Mirrors	15.0	No		\$150.00	\$2,300.00	
15.02 Grab rails to disabled amenity	5.0	No		\$700.00	\$3,500.00	
15.03 WC fittings including soap dispensers and the like	14.0	No		\$40.00	\$600.00	
15.04 Toilet roll holder	14.0	No		\$100.00	\$1,400.00	
15.04 Air towel hand dryer	9.0	No		\$1,500.00	\$13,500.00	
15.05 Main reception desk	1.0	No		\$35,000.00	\$35,000.00	
15.06 Shelving in cleaner room	2.0	m		\$350.00	\$700.00	
15.07 Toilet vanity unit	10.0	m		\$450.00	\$4,500.00	
15.08 SS kitchen bench complete with drawers and ss sink insert	12.0	m		\$1,800.00	\$21,600.00	
15.09 Servery counter with SS top	7.0	m		\$1,500.00	\$10,500.00	
15.10 High level cabinet to kitchen	12.0	m		\$450.00	\$5,400.00	
15.11 Kitchen extract hood canopy	1.0	Item		\$0.00	excluded	
15.12 Whiteware -microwave, fridge, dishwasher	1.0	Item		\$0.00	excluded	
15.13 Kitchen fitout and equipment	1.0	Item		\$0.00	excluded	
15.14 Cutlery & crockery etc.	1.0	Item		\$0.00	excluded	
				FITTINGS & FIXTURES - Sub Total :	\$99,000.00	0.8%
16.00 SANITARY PLUMBING				\$56.59	cost/m²	
16.01 WHB Complete	15.0	No		\$1,900.00	\$28,500.00	
16.02 WC complete	9.0	No		\$2,100.00	\$18,900.00	
16.03 Disable WC	5.0	No		\$2,750.00	\$13,800.00	
16.04 Urinal	3.0	No		\$1,600.00	\$4,800.00	
16.05 Cleaners sink complete	2.0	No		\$2,000.00	\$4,000.00	
16.06 Tempering control devices	34.0	No		\$75.00	\$2,600.00	
16.07 Floor waste outlets	6.0	No		\$450.00	\$2,700.00	
16.08 HWC	2.0	No		\$3,500.00	\$7,000.00	
16.09 Sundry other pipework & wastes (Fusiotherm or equal NOT Copper)	1.0	Item		\$20,600.00	\$20,600.00	
16.10 Water supply from building line	1.0	Item		\$10,000.00	\$10,000.00	
16.11 Builders work associated with services	1.0	Item		\$10,300.00	\$10,300.00	
				SANITARY PLUMBING - Sub Total :	\$123,200.00	0.9%
17.00 MECHANICAL & VENTILATION SERVICES				\$609.14	cost/m²	
17.01 New HVAC VRF system	1.0	Item		\$742,000.00	\$742,000.00	
17.02 Fresh air supply system	1.0	Item		\$381,780.00	\$381,800.00	
17.03 Mechanical ventilation system to toilet areas	1.0	Item		\$170,000.00	\$170,000.00	
17.04 Miscellaneous builders work & the like to complete installation	1.0	Item		\$32,300.00	\$32,300.00	
				HEATING & VENTILATION SERVICES - Sub Total :	\$1,326,100.00	10.1%
18.00 FIRE SERVICES				\$78.46	cost/m²	
18.01 Manual call fire alarm system	1.0	Item		\$25,500.00	\$25,500.00	
18.02 Smoke detection system type 4	1.0	Item		\$31,800.00	\$31,800.00	
18.03 Fire Alarm panel	1.0	Item		\$10,000.00	\$10,000.00	
18.04 Fire extinguishers	1.0	Item		\$0.00	Excluded	
18.05 Sprinkler system	1.0	Item		\$95,400.00	\$95,400.00	
18.06 Miscellaneous builders work & the like to complete installation	1.0	Item		\$8,100.00	\$8,100.00	
				FIRE SERVICES - Sub Total :	\$170,800.00	1.3%

19.00 ELECTRICAL SERVICES			\$229.03	cost/m²	
19.01 New transformer	1.0	Item	\$0.00	Excluded	
19.02 Generator set	1.0	Item	\$0.00	Excluded	
19.03 Main cable from transformer to MSB	1.0	Item	\$17,000.00	\$17,000.00	
19.04 Submain cable MSB to DB	1.0	Item	\$10,600.00	\$10,600.00	
19.05 Allow for cable tray and under ground conduit	1.0	Item	\$19,100.00	\$19,100.00	
19.06 MSB	1.0	Item	\$50,000.00	\$50,000.00	
19.07 DB	2.0	No	\$10,000.00	\$20,000.00	
19.08 Standard light reticulation	1.0	Item	\$201,500.00	\$201,500.00	
19.09 Power outlets	1.0	Item	\$84,800.00	\$84,800.00	
19.10 Data outlets	1.0	Item	\$21,200.00	\$21,200.00	
19.11 Emergency lighting	1.0	Item	\$10,600.00	\$10,600.00	
19.12 Exterior lighting	1.0	Item	\$10,600.00	\$10,600.00	
19.13 Exit sign	10.0	No	\$250.00	\$2,500.00	
19.14 Floor box outlet	10.0	No	\$1,000.00	\$10,000.00	
19.15 Wall trunking	0.0	m	\$0.00	Excluded	
19.16 Floor trunking	0.0	m	\$0.00	Excluded	
19.17 General AV Cabling	1.0	Item	\$6,400.00	\$6,400.00	
19.18 Lighting control system & panel	1.0	Item	\$10,600.00	\$10,600.00	
19.19 Miscellaneous builders work & the like to complete installation	1.0	Item	\$23,700.00	\$23,700.00	
			ELECTRICAL SERVICES - Sub Total :	\$498,600.00	3.8%
20.00 VERTICAL TRANSPORTATION			\$68.90	cost/m²	
20.01 Standard 13 person lift	2.0	No	\$75,000.00	\$150,000.00	
			VERTICAL TRANSPORTATION - Sub Total :	\$150,000.00	1.1%
21.00 SPECIAL SERVICES			\$22.37	cost/m²	
21.01 IT server & equipment	1.0	Item	\$0.00	Excluded	
21.02 Computer Hardware	1.0	Item	\$0.00	Excluded	
21.03 General communications & PABX system	1.0	Item	\$0.00	Excluded	
21.04 CCTV system	1.0	Item	\$0.00	Excluded	
21.05 Access control swipe card system (for 9 doors)	1.0	Item	\$34,000.00	\$34,000.00	
21.06 Lightning protection	1.0	item	\$0.00	Excluded	
21.07 Intruder PIR Security alarm system - 15 sensors	1.0	Item	\$13,500.00	\$13,500.00	
21.08 MATV system	1.0	Item	\$0.00	Excluded	
21.09 PA system	1.0	Item	\$0.00	Excluded	
21.10 AV system	1.0	Item	\$0.00	Excluded	
21.11 BMS control system	1.0	Item	\$0.00	Excluded	
21.12 Gas main and reticulation	1.0	Item	\$0.00	Excluded	
21.13 Miscellaneous builders work & the like to complete installation	1.0	Item	\$1,200.00	\$1,200.00	
			SPECIAL SERVICES - Sub Total :	\$48,700.00	0.4%
22.00 DRAINAGE					
Stormwater					
22.01 Strip drain	17.0	m	\$500.00	\$8,500.00	
22.02 150 PVC pipework	170.0	m	\$180.00	\$30,600.00	
22.03 Ditto from rwdp to main	50.0	m	\$180.00	\$9,000.00	
22.04 Manhole	4.0	No	\$5,000.00	\$20,000.00	
Sanitary Sewer					
22.05 100 PVC pipework	16.0	m	\$150.00	\$2,400.00	
22.06 Ditto connect to existing line	1.0	No	\$1,500.00	\$1,500.00	
22.07 New manhole	1.0	No	\$5,000.00	\$5,000.00	
22.08 Allow to make good existing footpath	1.0	Item	\$5,000.00	\$5,000.00	
22.09 Miscellaneous builders work & the like to complete installation	1.0	Item	\$400.00	\$400.00	
			DRAINAGE - Sub Total :	\$82,400.00	0.6%
23.00 EXTERIOR LANDSCAPE WORKS					
23.01 200 thick growing medium	496.0	m2	\$19.00	\$9,400.00	
23.02 Hard paving slab	607.0	m2	\$95.00	\$57,700.00	
23.03 300-500 wide drain strip comprising of gravel and water proofing	202.0	m	\$102.00	\$20,600.00	
23.04 Allow for instant lawn	496.0	m2	\$15.00	\$7,400.00	
23.05 Allow for trees and shrubs	1.0	Item	\$50,000.00	\$50,000.00	
23.06 Irrigation system	496.0	m2	\$45.00	\$22,300.00	
			EXTERIOR LANDSCAPE WORKS - Sub Total :	\$167,400.00	1.3%

24.00 EXTERIOR CAR PARK & ACCESS WORKS							
24.01 Not applicable	1.0	Item	\$0.00	\$500,000.00			
			EXTERIOR CAR PARK & ACCESS WORKS - Sub Total :		\$500,000.00		3.7%
25.00 SUNDRIES							
25.01 Selected Artwork	1.0	Item	\$0.00	Excluded			
25.02 Selected internal & external signage	1.0	Item	\$0.00	Excluded			
			SUNDRIES - Sub Total :		\$0.00		0.0%
NET BUILDING & ASSOCIATED WORKS BEFORE ON-COSTS :							
					\$9,550,000.00		
26.00 PRELIMINARIES							
26.01 Preliminary & general allowance			\$0.10	\$955,000.00			
			PRELIMINARIES - Sub Total :		\$955,000.00		7.1%
27.00 MARGINS							
27.01 Margin			\$0.06	\$630,300.00			
			MARGINS - Sub Total :		\$630,300.00		4.7%
Total Building Construction Budget :							
					\$11,135,000.00		
28.00 F. F. & E.							
28.01 Not applicable	1.0	Item	\$750,000.00	\$750,000.00			
			F. F. & E. - Sub Total :		\$750,000.00		
29.00 IT INFRASTRUCTURE & EQUIPMENT							
29.01 Not applicable	1.0	Item	\$0.00	Excluded			
			IT EQUIPMENT - Sub Total :		\$0.00		0.0%
			Sub Total		\$11,885,000.00		
			Building Cost/m² excluding site prep & demolition & drainage		\$5,186.00 cost/m²		
28.00 CONTINGENCY							
28.01 Design Contingency			0.0%	\$0.00			
28.02 Construction Contingency			7.5%	\$891,400.00			
28.03 Territorial Authority building consent & peer reviews			1.3%	\$159,700.00			
28.04 Allowance for services facilities connection fees	1.0	Item	\$50,000.00	\$50,000.00			
28.05 Infrastructure growth charges	0.0	HU	\$0.00	Excluded			
28.06 TA Development Levy and contributions	0.0	Item	\$0.00	Excluded			
			CONTINGENCY - Sub Total :		\$1,101,000.00		8.1%
29.00 ESCALATION							
29.01 Escalation thru' holding period			\$0.00	Excluded			
29.02 Escalation thru' construction period			\$0.00	Excluded			
			ESCALATION - Sub Total :		\$0.00		0.0%
30.00 PROFESSIONAL FEES							
30.01 Professional fees	1.0	Item	\$555,000.00	\$555,000.00			
			DESIGN COSTS - Sub Total :		\$555,000.00		
Total Design And Construction Budget :							
					\$13,541,000.00		90.4%
EXCLUSIONS :							
G.S.T.							
Asbestos &/or any site contaminated debris removal							
Special lighting							
Special Services as mentioned in item 21.0							
Carparking and exterior works							
Artwork							
Sound system							
F F & E and sound system to cinema							
Watercare Infrastructure growth charges							
TA Development Levy and contributions							
Rock excavation							
Client requested items							
Signage							
Escalation beyond February 2015							
CLARIFICATIONS :							
Note sub-totals have been rounded to nearest \$100.0 & totals to \$1,000.0 so totals may not add correctly							
Based on the drawings received on 20th February 2015							
All figures are expressed in New Zealand dollars unless otherwise stated.							

Information Relied on

The information provided and included:

Prosper Northland Trust Proposal

Estimate by John Barber dated 7 November 2014

Drawings and/or specifications for:

Architectural

Mechanical

Electrical

Fire

Hydraulics

Landscaping

Lifts

Structural

Procurement Programme

Explanations by Trevor Griffiths and John Barber

A site visit to the NHB Building

Base Group Seismic assessment