

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

PROJECT: Tuwharetoa Street



Code	Description	Quantity Unit Ra	te 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
	Designat Courties and a		4107.000
	Project Contingency		4,187,000
	<u>Exclusions</u>		
	Holding Costs		
	Consent Fees		
	Local authority fees		
	GST		
		Total Tuwharetoa Street - Concept Estimate Tuwharetoa Street - I	L4 25,100,000

PROJECT: Tuwharetoa Street



Code	Description	Quantity	Unit	Rate	Total
	300m2 Retail				
	300m 2 Re ta il				
	300m 2 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
			Tota	- al 300m 2 Retail -	730,000
			Total	- 300m 2 Re ta il -	730,000

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Code	Description	Quantity	Unit	Rate	Total
	3 Level Office Building				
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 ∞oped	1,000		120.00	120,000
1.5	Rip up and remove existing carpark	2,800	m2	30.00	84,000
			Tota	I Site Preparation _	204,000
E2	Substructure				
2.1	Building Piles				
2.2	Allowance for piling	1,097	m2	120.00	131,585
2.3	Ground Floor Slab				
2.4	Allowance for reinforced concrete ground floor slab	1,097		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
				- To ta I Sub struc ture _	640,720
E3	Frame				
3.1	Allowance for building structure (based on GFA)	3,224	m2	350.00	1,128,400
				– Total Frame	1,128,400
					1,120,400
E4	Structural Walls				
4.1	Struc tura I Walls				
4.2	Concrete stair, lift and core walls	619	m2	71000	439,490
			Tot	– a I Struc tura I Walls –	439,490
E5	Upper Floors				
5.1	Upper Floors				
5.2	Concrete slab	2,128	m2	250.00	532,000
				– Tota I Upper Floors	532,000
E6	Roof				
6.1	Roof				
6.2	Roof fra ming	1,341	m2	180.00	241,380

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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 G utter				
6.9	Box gutter including framing waterproofing membrane	18	m2	671.00	12,078
6.10	Outle ts 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 a luminium louvers	382	m2	750.00	286,500
7.4	Powder coated a luminium 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 \	Vallsar	nd Exterior Finish _	1,167,500
E8	Windows and Exterior Doors				
8.1	Windows				
	Shop front 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
		To ta I Wind	owsan	d 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
		To ta	l Stairs a	nd Balustrades —	185,500
E10-E14	Internal Fitout				
1	Allowance for internal fitout of office space	2,428	m2	350.00	849,800
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3 Ad	owance for internal fitout of ground floor	797	m2	220.00	175,340
	ditional allowance for honed concrete finish	300	m2	200.00	60,000
	ditional allowance for decortech ceiling to CAB ception	100	m2	500.00	50,000
			Tota	al Intemal Fitout _	1,135,140
E15 Fitti	ings and Fixtures				
15.1 Kito	chens				
15.3 Kito	chenette	2	no.	15,000.00	30,000
15.5 Join	inery				
15.6 A llc	owance for reception counter	1	no.	10,000.00	10,000
15.15 Sigı	nage				
15.16 Sta	tutory signage	1	item	15,000.00	15,000
15.17 A Ilc	owance for entrance sign	1	item	5,000.00	5,000
		To	ta I Fittir	ngsand Fixtures —	60,000
E16 Sar	nitary Plumbing				
16.1 Plui	mbing reticulation				
16.2 Inc	oming water supply including meter	1	item	40,000.00	40,000
16.3 Ho	t wa terplant	1	item	50,000.00	50,000
16.04 Toil	letblock				
16.05 A IId	owance for a toilet block on each level	300	m2	2,500.00	750,000
16.06 Buil	ilders Work in Connection				
16.07 Buil	ilders work in connection with sanitary plumbing	5	%	840,000.00	42,000
		٦	「otal Sa	nitary Plumbing –	882,000
E17 Hea	ating 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 Buil	ilders Work in Connection				
	ilders work in connection with heating and ventilation vices	5	%	1,128,400.00	56,420
		Total Heating a	nd Ven	tilation Services —	1,184,820
E18 Fire	e Services				
18.1 Spr	rinkler Installa tion				
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1 1 1 1 1 1 1 1 1 1	Code	Description	Quantity	Unit	Rate	Total
18.5 Fire and Smoke Alams	18.2	Incoming supply and booster pump	1	item	40,000.00	40,000
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 with fire services 5 % 419,64000 20,982 18.8 Builders Work in connection with fire services 5 % 419,64000 20,982 18.9 Bectrical Services 440,622 19.1 Reticulation 1 litem 30,00000 30,000 19.2 Incoming main supply 1 litem 30,00000 30,000 19.3 Main switchboard 1 no. 30,00000 30,000 19.4 Floor distribution boards 3 no. 10,00000 30,000 19.6 Power and Lighting 1 no. 40,0000 36,880 19.12 Lift supplies 1 no. 40,0000 36,880 19.12 Lift supplies 1 no. 40,0000 36,000 19.13 Emergency lighting 3.224 m2 150,000 36,000 19.14 Allowance for external feature building lighting 3.224 m2 150,000 32,450 19.15 Builders Work in Connection with electrical services 5 litem 449,000 32,450 19.15 Builders Work in Connection with electrical services 5 litem 549,000 32,450 19.15 Builders Work in Connection with electrical services 5 litem 549,000 32,450 19.16 Vertical and Horizontal Transportation 1 litem 7,5000 7,500 20.3 Builders Work in Connection 10,000 10,000 7,500 20.3 Builders Work in Connection with vertical and horizontal 1 litem 7,5000 7,500 20.1 Builders Work in Connection with vertical and horizontal 1 litem 7,5000 7,500 20.1 Builders Work in Connection with vertical and horizontal 1 litem 7,5000 7,500 20.1 Builders Work in Connection with vertical and horizontal 1 litem 7,5000 7,500 20.1 Builders Work in Connection with vertical and horizontal 1 litem 7,5000 7,500 7,	18.3	Hydrant risers	1	item	25,000.00	25,000
18.6	18.4	Sprinkler installation to other areas	3,224	m2	85.00	274,040
Builders Work in Connection	18.5	Fire and Smoke Alarms				
20,986 10 10 10 10 10 10 10 1	18.6	Allowance for fire and smoke alarm installation	3,224	m2	25.00	80,600
E19 Electrical Services 440,622 191 Reticulation 30,000 30,000 192 Incoming main supply 1 item 30,000 30,000 193 Main switchboard 1 no. 30,000 30,000 194 Floor distribution boards 3 no. 10,000 30,000 196 Power and Lighting 70 1 no. 40,000 60,000 1912 Lift supplies 1 no. 40,000 60,000 1913 Emergency lighting 3224 mg 150,000 150,000 1914 Allowance for external fea ture building lighting 1 item 150,000 150,000 1915 Builders Work in Connection 5 litem 649,000 32,450 1916 Builders Work in Connection with electrical services 5 litem 649,000 32,450 201 Passenger lift traveling five floors with five stops 1 no. 150,000 150,000 202 Passenger lift traveling five floors with five stops 1 item 7,500 7,500 2	18.9	Builders Work in Connection				
	18.8	Builders work in connection with fire services	5	%	419,640.00	20,982
19.1 Reticulation 19.2 Incoming main supply 1 item 30,000 30,000 19.3 Main switchboard 1 no. 30,000 30,000 19.4 Floor distribution boards 3 no. 10,000 30,000 19.6 Power and Lighting				To	- otal Fire Services_ -	440,622
1	E19	Electrical Services				
19.3 Main switchboard 1 no. 30,000 30,000 19.4 Floor distribution boards 3 no. 10,0000 30,000 19.6 Power and Lighting 3 no. 10,0000 386,880 19.7 General power and lighting to all areas 3,224 m2 120,000 4,000 19.12 Lift supplies 1 no. 4,000 6,000 19.13 Emergency lighting 3.224 m2 5.00 16,120 19.14 Allowance for external fea ture building lighting 1 item 150,000 150,000 19.15 Builders Work in Connection Total Electrical Services 681,450 E20 Vertical and Horizontal Transportation 1 no. 150,000 150,000 20.1 Lifts 20.2 Passenger lift; traveling five floors with five stops 1 no. 150,000 7,500 20.3 Builders Work in Connection Total Vertical and Horizontal Transportation 7,500 7,500 20.4 Builders work in connection with vertical and horizontal Indicated the incommentation 1 item 7,500 7,500 E21 Special Services Total V	19.1	Re ticula tion				
19.4 Floor distribution boards 3 no. 10,000,000 30,000 19.6 Power and Lighting	19.2	Incoming main supply	1	item	30,000.00	30,000
19.6 Power and Lighting	19.3	Main switchboard	1	no.	30,000.00	30,000
19.7 General power and lighting to all areas 3.224 m2 12000 386,880 19.12 Lift supplies 1 no. 4,00000 6,000 19.13 Emergency lighting 3.224 m2 5.00 16,120 19.14 Allowance for external fea ture building lighting 1 item 150,000 19.15 Builders Work in Connection 19.16 Builders work in connection with electrical services 5 item 649,000 32,450 19.16 Total Electrical Services 681,450 E20 Vertical and Horizontal Transportation 20.1 Lifts 20.2 Passenger lift: traveling five floors with five stops 1 no. 150,000 20.3 Builders Work in Connection 20.4 Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal 1 item 7,500 Total Vertical and Horizontal Transportation Total Vertical and Horizontal Transportation 20.8 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000 40,000 150,000 40,000 40,000	19.4	Floor distribution boards	3	no.	10,000.00	30,000
19.12 Lift supplies 1 no. 6,000 6,000 19.13 Emergency lighting 3,224 m2 5.00 16,120 19.14 Allowance for external feature building lighting 1 item 150,000 150,000 19.15 Builders Work in Connection	19.6	Power and Lighting				
19.13 Emergency lighting 3,224 m2 5.00 16,120 19.14 Allowance for external feature building lighting 1 item 150,000.00 19.15 Builders Work in Connection 19.16 Builders work in connection with electrical services 5 item 649,000 32,450 Total Electrical Services 681,450	19.7	General power and lighting to all areas	3,224	m2	120.00	386,880
19.14 Allowance for external feature building lighting 1 item 150,000 150,000 19.15 Builders Work in Connection 19.16 Builders work in connection with electrical services 5 item 649,000 Total Electrical Services 681,450 E20 Vertical and Horizontal Transportation 20.1 Lifts 20.2 Passenger lift, traveling five floors with five stops 1 no. 150,000 150,000 20.3 Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal transportation Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	19.12	Lift supplies	1	no.	6,000,00	6,000
19.15 Builders Work in Connection	19.13	Emergency lighting	3,224	m2	5.00	16,120
19.16 Builders work in connection with electrical services 5 item 649,000 32,450 Total Electrical Services 681,450 E20 Vertical and Horizontal Transportation 20.1 Lifts 20.2 Passenger lift; traveling five floors with five stops 1 no. 150,000 150,000 20.3 Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal transportation Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	19.14	Allowance for external feature building lighting	1	item	150,000.00	150,000
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 Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	19.15	Builders Work in Connection				
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 1 item 7,500.00 7,500 Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	19.16	Builders work in connection with electrical services	5	item	649,000	32,450
20.1 Lifts 20.2 Passenger lift; traveling five floors with five stops 1 no. 150,000 150,000 20.3 Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal transportation Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000			-	To ta I El	ectrical Services _	681,450
Pa ssenger lift; traveling five floors with five stops 1 no. 150,000 150,000 150,000 20.3 Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal transportation Total Vertical and Horizontal Transportation 157,500 157,500 27.5	E20	Vertical and Horizontal Transportation				
Builders Work in Connection 20.4 Builders work in connection with vertical and horizontal Total Vertical and Horizontal Transportation Total Vertical and Horizontal Transportation 1 item 7,500.00 7,500 Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	20.1	Lifts				
Builders work in connection with vertical and horizontal 1 item 7,500.00 7,500 Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	20.2	Passenger lift; traveling five floors with five stops	1	no.	150,000.00	150,000
transportation Total Vertical and Horizontal Transportation 157,500 E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000	20.3	Builders Work in Connection				
E21 Special Services 21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000	20.4		1	item	7,500.00	7,500
21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000		Total\	ertical and Ho	orizonta	- I Transportation -	157,500
21.1 Special Services 21.2 CCTV installation to circulation and common areas 1 item 40,000 40,000	E21	Special Services				
21.2 CCTV installation to circulation and common areas 1 item 40,000.00 40,000	21.1					
21.4 Allowance for a componity to entrance 1 item 25.000 25.000	21.2	·	1	item	40,000.00	40,000
21.4 Allowance for access control to entrances 1 [lem] 25,000	21.4	Allowance for access control to entrances	1	item	25,000.00	25,000

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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 -	120,750
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 waterdrainage 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 -	388,500
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	10,245,683.0 O	1,331,939
			Т	ota I Pre limina ries -	1,331,939
- 0.4					
E26 25.1	Margins Allowance for margin	5.0	%	11,577,622	578,881
				Total Margins	578,881
	Rounding				
	Allowance for IL4 Construction				
	Allowance for IL4 Construction (22% of construction cost)	1	item	2,900,000.00	2,900,000
		Total Allowar	nce for	- L4 Construction _ -	2,900,000
		Total	3 Level	- Office Building	15,920,000
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Code	Description	Quantity	Unit	Rate	Total
	Landscaping to ground level				
E22	Landscaping				
22.1	Landscaping to ground level				
22.2	Landscaping	523	m2	350.00	183,001
			Tot	tal Landscaping _	183,001
E25	Preliminaries				
24.1	Allowance for preliminary and general	13.0	%	183,001.00	23,790
			То	ta I Prelimina ries _	23,790
E26	Margins				
25.1	Allowance for margin	5.0	%	206,791	10,340
				To tal Margins _	10,340
	Rounding				
		To tal Landsca	aping to	o ground level _	220,000

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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
		To ta I Esc a	la tion @ 4% PA _	1,000,000
		Tot	tal Escalation	1,000,000

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Code	Description	Quantity Unit	Rate	Total
	Professional fees			
	Allowance for professional fees			
	Allowance for professional fees to include IL4 design	17 %	17,900,000.0 0	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	0,000.0	4,200,000
	rounding		0	-13,000
		Total Allowance for project continç	jency .	4,187,000
			_	
		Total Project Conting	ency -	4,187,000