

# Peer Review

Begonia House

Date of report: 16/12/24



**RAWLINSONS**

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# Document Control

Document Reference WWCC093

Project	Begonia House
Client	Wellington City Council

Revision	Date	Details	Author	QA
0	16/12/2024	Peer Review Report	█	█
1				
2				

## Disclaimer

This report has been prepared by Rawlinsons for Wellington City Council.

We will not accept responsibility to any other party other than to Wellington City Council, to whom our report is addressed unless specifically stated to the contrary by us in writing. We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other.

This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light

# 1. Scope of Report

This report aims to review the cost estimates for the proposed works to the Begonia House at Lady Norwood Rose Gardens, Thorndon. It will analyse two estimates provided by WT Partnership, and compare them with Rough Order of Cost estimates produced by Rawlinsons. Finally, the report will conclude with a recommendation for Wellington City Council on a potential way forward, if desired.

There are 3 Options that we have reviewed:

**Option A Demolish**

- Demolish greenhouse and associated outbuildings
- Café retained with new warm metal roof in lieu of glazed roof
- Café glazed walls replaced with new single glazing
- Demolished area formed into carparking area

**Option C Do Minimum**

- Greenhouse retained with minor repair to frame
- Outbuildings partially demolished and replaced with temporary buildings
- Glazing to roof and walls replaced with single glazing
- New HVAC

**Option E Meets Scope**

- Outbuildings demolished and rebuilt adjoining greenhouse
- Greenhouse retained with upgraded structure
- Glazing to roof and walls replaced with double glazing
- New HVAC
- New driveway and retaining

# 2. Estimate Comparison Summary

The below tables show a summarised comparison of Rawlinsons estimated cost against WTP’s estimates.

Rawlinsons conducted a high-level quantification based on drawings included in the Indicative Business Case, using budget cost planning rates as of Q4 2024. Due to the limited design detail for some elements, certain assumptions were necessary. The details of this estimate are presented in the first column.

OPTION A - DEMOLISH			Rawlinsons Estimate		WT Partnership Estimate
	Subtotal - Element Costs		763,040		-
	<b>SUBTOTAL</b>		<b>763,040</b>		<b>-</b>
	Main Contractors Preliminary & General Costs	12%	91,565		-
	Allowance for Scaffolding		Incl		-
	Main Contractors Margin	5%	42,730		-
	Design Contingency	5%	44,867		-
	<b>SUBTOTAL</b>		<b>942,202</b>		<b>-</b>
	Construction Contingency	5%	44,867		-
	Professional Fees	25%	246,767		-
	Client Project Contingency	5%	61,692		-
	Escalation	4%	56,000		-
	Rounding	-	527		-
	<b>ESTIMATED TOTAL COST</b>		<b>1,351,000</b>		<b>-</b>

<b>OPTION C - DO MINIMUM</b>			<b>Rawlinsons Estimate</b>		<b>WT Partnership Estimate</b>
	Subtotal - Element Costs		5,269,355		6,586,560
	<b>SUBTOTAL</b>		<b>5,269,355</b>		<b>6,586,560</b>
	Main Contractors Preliminary & General Costs	12%	632,323	15%	950,485
	Allowance for Scaffolding		Incl		Incl
	Main Contractors Margin	5%	295,084	7%	510,093
	Design Contingency	5%	309,838	5%	389,857
	<b>SUBTOTAL</b>		<b>6,506,600</b>		<b>8,436,995</b>
	Construction Contingency	10%	650,660	5%	389,857
	Professional Fees	25%	1,789,315	15%	1,521,788
	Client Project Contingency	5%	447,329	5%	547,231
	Escalation	6%	546,000	5%	436,369
	Temporary Works		Excl		159,610
	Rounding		97	0%	-
	<b>ESTIMATED TOTAL COST</b>		<b>9,940,000</b>		<b>11,491,849</b>

<b>OPTION E - MEETS SCOPE</b>			<b>Rawlinsons Estimate</b>		<b>WT Partnership Estimate</b>
	Subtotal - Element Costs		10,313,584		11,138,043
	<b>SUBTOTAL</b>		<b>10,313,584</b>		<b>11,138,043</b>
	Main Contractors Preliminary & General Costs	12%	1,237,630	15%	1,670,706
	Allowance for Scaffolding		Incl		Incl
	Main Contractors Margin	5%	577,561	7%	896,612
	Design Contingency	5%	606,439	5%	685,268
	<b>SUBTOTAL</b>		<b>12,735,214</b>		<b>14,390,629</b>
	Construction Contingency	10%	1,273,521	5%	685,268
	Professional Fees	25%	3,502,184	15%	2,634,278
	Client Project Contingency	5%	875,546	5%	761,775
	Escalation	6%	1,068,000	5%	1,075,817
	Temporary Works		Excl		159,610
	Rounding		535	0%	-
	<b>ESTIMATED TOTAL COST</b>		<b>19,455,000</b>		<b>19,707,377</b>

### 3. Comparative Analysis of Differences

We have reviewed the WT Partnership estimates and find that the rates are generally reasonable for the scope of works indicated.

#### **Option A**

WT Partnership have not provided an estimate for this option.

#### **Option C**

The indicative business case stated single glazing, however WTP have allowed for double glazing. Along with the premium in cost for the glazing there is also a concern as to whether the structure of the building would need to be upgraded for the double weight that this entails.

WTP have not included for upgrading the UV value of the glazing to the temperate and tropical areas, however as the glass in these areas are currently painted we would expect that it is required and have therefore included for this.

There are items of scope that we believe may exceed the “Do Minimum” scope as listed below.

<b>OPTION C</b>	<u>Rawlinsons</u>	<u>WTP</u>	<u>Difference</u>
Double vs single glazing roof	2,280,600	2,879,600	599,000
EV for high UV glazing roof	330,300	-	- 330,300
Double vs single glazing wall	230,400	830,000	599,600
EV for high UV glazing wall	87,300	-	- 87,300
Replace all water supply	-	56,300	56,300
Public wc, hwc, elec connection, tanking	-	26,700	26,700
HVAC	523,200	654,600	131,400
Feature lighting	-	40,000	40,000
CCTV, alarm, Audio/PA, Data/Wifi	-	76,000	76,000
Shower to portacom	-	70,000	70,000
Repairs to drainage	-	20,000	20,000
Bollards	-	45,000	45,000
Subtotal excl P&G ,margin, contingency, etc	3,451,800	4,698,200	1,246,400

### **Option E**

<b>OPTION E</b>	<u>Rawlinsons</u>	<u>WTP</u>	<u>Difference</u>
Skylights over internal wc only	20,000	126,000	106,000
Glazed wall area difference	668,900	1,007,550	338,650
H&C water boh (double count) & drainage	-	74,250	74,250
Major upgrade of existing drainage	-	200,000	200,000
New services connections	-	60,000	60,000
Shade sail	-	30,000	30,000
	688,900	1,497,800	808,900

### **Options C & E**

Additionally, there are differences in the P&G, margin, contingencies, professional fees, escalation, and WT Partnership have allowed for temporary café and staff accommodation that is excluded from our estimates.

	Rawlinsons	WT Partnership
Preliminary and General	12%	15%
Margin	5%	7%
Design and Construction Contingency	5%+10%	10%
Escalation - Option C	5.82%	4.81%
Escalation - Option E	5.81%	5.25%
Professional Fees	25%	16%
Project Contingency	5%	5%
Temporary Works	0	159,610

## **4. Summary**

We find that the WT Partnership estimate is reasonable, with the exception of the assumption that the existing structural frame would be capable of supporting double glazing and the scope of works for Option C appears to exceed what is required as a "Do Minimum" scope.

## 5. Exclusions

- Temporary café or staff accommodation
- Removing, protection or other work to planting
- Identification or removal of asbestos and other hazardous materials.
- Furniture, fittings, equipment and appliances other than those stated.
- GST.

## 6. Documents Used

- Begonia House Indicative Business Case Ver 4.0 dated May 2024
- WT Partnership Rough Order of Cost Option C dated 02.02.2024
- WT Partnership Rough Order of Cost Option E dated 13.07.2023

Estimate Detail

<b>Project:</b> Begonia House	<b>Details:</b> Option A
<b>Building:</b> Rough Order of Cost Estimate	

Item	Description	Quantity	Unit	Rate	Total
1	Site Preparation				162,740
2	Roof				66,800
3	Exterior Walls & Exterior Finish				53,200
4	Windows & Exterior Doors				99,600
5	Sanitary Plumbing and Drainage				20,000
6	Heating and Ventilation Services				10,000
7	Fire Services				10,000
8	Electrical Services				25,000
9	Special Services				10,000
10	External Works				305,700
	<b>Element Subtotal</b>				<b>763,040</b>
11	Preliminaries	12.00	%		91,565
12	Margins	5.00	%		42,730
13	Construction Contingencies	10.00	%		89,734
	<b>Construction Total</b>				<b>987,069</b>
14	Professional Fees & Other Development Costs	25.00	%		246,767
15	Project Contingencies	5.00	%		61,692
	<b>Project Total</b>				<b>1,295,527</b>
16	Escalation	4.32	%		<b>56,000</b>
17	Rounding				-527
	<b>Estimate Total</b>				<b>1,351,000</b>



**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option A

Item	Description	Quantity	Unit	Rate	Total
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**EL01 Site Preparation**

1	Removal of all planting	1	item		excluded
2	Demolish glasshouse	787	m2	120.00	94,440
3	Demolish single storey brick outbuildings	172	m2	150.00	25,800
4	Demolish double storey brick outbuildings	60	m2	200.00	12,000
5	Allowance for protection of pergola and associated external planting	1	item		20,000
6	Allowance for protection of retained cafe area	1	item		10,000
7	Remove cafe shade sail	1	item		500

**162,740**

**EL06 Roof**

1	Replacement existing cafe glazed roof with warm roof	167	m2	400.00	66,800
2	Replacement of spouting and downpipes				
3	Upgrade of existing cafe associated outbuilding roof	34	m2		excluded

**66,800**

**EL07 Exterior Walls & Exterior Finish**

1	External wall to retained cafe and associated wc	76	m2	700.00	53,200
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**53,200**

**EL08 Windows & Exterior Doors**

1	Replace cafe glazed walls with single glazing	52	m2	1,800.00	93,600
2	Extra value for double doors	3	no	2,000.00	6,000

**99,600**

**EL16 Sanitary Plumbing and Drainage**

1	Allowance for disconnection of water services from glasshouse and new drainage connections as required	1	item		20,000
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**20,000**

**EL17 Heating and Ventilation Services**

1	Remove and reinstall external plant for roof replacement	1	item		10,000
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**10,000**

**EL18 Fire Services**

1	Allowance for disconnection of fire protection services from glasshouse and new board etc as required	1	item		10,000
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**10,000**

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option A

Item	Description	Quantity	Unit	Rate	Total
<b>EL19 Electrical Services</b>					
1	Allowance for disconnection of electrical services from glasshouse and amendments to cafe electrical services as required	1	item		25,000
					<b>25,000</b>
<b>EL21 Special Services</b>					
1	Allowance for disconnection of security services from glasshouse, reconnection and new services as required	1	item		10,000
					<b>10,000</b>
<b>EL23 External Works</b>					
1	Paving and forming new carpark area to existing building footprint	1,019	m2	300.00	305,700
					<b>305,700</b>
<b>EL25 Preliminaries</b>					
1	Preliminaries including scaffolding	12	%		91,565
					<b>91,565</b>
<b>EL26 Margins</b>					
1	Contractors Margin	5	%		42,730
					<b>42,730</b>
<b>EL27 Construction Contingencies</b>					
1	Design Development Contingency	5	%		44,867
2	Construction Contingency	5	%		44,867
					<b>89,734</b>
<b>EL28 Professional Fees &amp; Other Development Costs</b>					
1	Professional fees and disbursements	25	%		246,767
					<b>246,767</b>
<b>EL29 Project Contingencies</b>					
1	Contract Contingencies	5	%		61,692
					<b>61,692</b>
<b>H Escalation</b>					
1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		56,000
3	Post-contract Escalation 2Q26 - 2Q26	0.00	%		
					<b>56,000</b>
<b>Rounding</b>					
1	Rounding				-527

**Project:** Begonia House**Details:** Option A**Building:** Rough Order of Cost Estimate

Item	Description	Quantity	Unit	Rate	Total
<b>Rounding</b>					<i>(Continued)</i>
					<b>-527</b>
<b>Estimate Total</b>					<b>1,351,000</b>

Estimate Detail

<b>Project:</b> Begonia House	<b>Details:</b> Option C
<b>Building:</b> Rough Order of Cost Estimate	

Item	Description	Quantity	Unit	Rate	Total
1	Site Preparation				166,175
2	Substructure				34,720
3	Frame				244,400
4	Roof				2,832,430
5	Exterior Walls & Exterior Finish				87,700
6	Windows & Exterior Doors				351,700
7	Interior Walls				57,500
8	Interior Doors				8,800
9	Floor Finishes				39,720
10	Ceiling Finishes				18,665
11	Fittings & Fixtures				155,500
12	Sanitary Plumbing				47,500
13	Heating and Ventilation Services				523,200
14	Fire Services				51,145
15	Electrical Services				226,200
16	Special Services				95,000
17	Drainage				30,000
18	External Works				114,000
19	Sundries				185,000
	<b>Element Subtotal</b>				<b>5,269,355</b>
20	Preliminaries	12.00	%		632,323
21	Margins	5.00	%		295,084
22	Construction Contingencies	15.50	%		960,498
	<b>Construction Total</b>				<b>7,157,260</b>
23	Professional Fees & Other Development Costs	25.00	%	71,572.60	1,789,315
24	Project Contingencies	5.00	%		447,329
	<b>Project Total</b>				<b>9,393,903</b>
<b>25</b>	Escalation	5.81	%		<b>546,000</b>
26	Rounding				97
	<b>Estimate Total</b>				<b>9,940,000</b>

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option C

Item	Description	Quantity	Unit	Rate	Total
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**EL01 Site Preparation**

1	Demolish single storey brick outbuildings	122	m <sup>2</sup>	150.00	18,300
2	Demolish double storey brick outbuildings	60	m <sup>2</sup>	200.00	12,000
3	Remove roof glazing and flashings and dispose	1,267	m <sup>2</sup>	60.00	76,020
4	Remove metal roofing and dispose	141	m <sup>2</sup>	35.00	4,935
5	Remove wall glazing and dispose	357	m <sup>2</sup>	60.00	21,420
6	Remove double door and dispose	8	no	100.00	800
7	Allowance for removal of plant and services as required	1	item		10,000
8	Strip out Cafe kitchen	27	m <sup>2</sup>	100.00	2,700
9	Allowance for protection of pergola and associated planting	1	item		20,000

**166,175**

**EL02 Substructure**

1	Foundation for new external wall including dowelling into existing slab	31	m	1,120.00	34,720
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**34,720**

**EL03 Frame**

1	Allowance for repair of structural frame	925	m2	250.00	231,250
2	Roof frame to extension	37	m2	150.00	5,550
3	Allowance for roof frame connection at new walls	38	m	200.00	7,600

**244,400**

**EL06 Roof**

1	Single glazing to roof including flashings	1,267	m <sup>2</sup>	1,800.00	2,280,600
2	Extra value for high UV glass to temperate and tropical areas	734	m <sup>2</sup>	450.00	330,300
3	Automated opening systems	1	item		75,000
4	Long run metal roofing including framing, insulation and flashings	141	m <sup>2</sup>	330.00	46,530
5	Allowance for spouting and downpipes	1	item		70,000
6	Allowance for roof maintenance system	1	item		30,000

**2,832,430**

**EL07 Exterior Walls & Exterior Finish**

1	New external wall to outbuildings	58	m2	700.00	40,600
2	Major repair to exterior wall to outbuildings	89	m2	500.00	44,500
3	Minor repair to exterior wall to outbuildings	13	m2	200.00	2,600

**87,700**

**EL08 Windows & Exterior Doors**

1	Single glazing to walls including flashings	128	m <sup>2</sup>	1,800.00	230,400
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**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option C

Item	Description	Quantity	Unit	Rate	Total
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**EL08 Windows & Exterior Doors**
*(Continued)*

2	Extra value for high UV glass to temperate and tropical areas	194	m <sup>2</sup>	450.00	87,300
3	Extra value for double door	8	no	2,000.00	16,000
4	Single door	7	no	1,500.00	10,500
5	Double door	3	no	2,500.00	7,500

**351,700**
**EL10 Interior Walls**

1	New internal wall between glasshouse and lean-to buildings	103	m2	500.00	51,500
2	Minor repair to internal wall	30	m2	200.00	6,000

**57,500**
**EL11 Interior Doors**

1	Single door	8	no	1,100.00	8,800
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**8,800**
**EL12 Floor Finishes**

1	Non slip vinyl to kitchen, wc and food prep	82	m <sup>2</sup>	250.00	20,500
2	Tool store	22	m <sup>2</sup>	60.00	1,320
3	Paving to match foyer to extension	43	m <sup>2</sup>	300.00	12,900
4	Allowance for minor floor repairs at new/repared walls	1	item		5,000

**39,720**
**EL14 Ceiling Finishes**

1	Toilet ceiling linings	82	m <sup>2</sup>	100.00	8,200
2	Kitchen ceiling linings	37	m <sup>2</sup>	175.00	6,475
3	Fire rated ceiling linings to services	19	m <sup>2</sup>	210.00	3,990

**18,665**
**EL15 Fittings & Fixtures**

1	Allowance for kitchen and food prep fittings	1	item		150,000
2	Allowance for wc sundry fittings	1	item		5,000
3	Remove and reinstall shade sail to cafe	1	item		500

**155,500**
**EL16 Sanitary Plumbing**

1	Wc including connection to existing plumbing and drainage	5	no	2,000.00	10,000
2	Whb including connection to existing plumbing and drainage	5	no	1,500.00	7,500
3	Allowance for plumbing connections to above	10	no	1,000.00	10,000
4	Allowance for kitchen connection to existing plumbing and drainage	1	item		5,000

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option C

Item	Description	Quantity	Unit	Rate	Total
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**EL16 Sanitary Plumbing**
*(Continued)*

5	Allowance for plumbing connections to food prep	1	item		5,000
6	Allowance for plumbing connection to portacoms	1	item		10,000
					<b>47,500</b>

**EL17 Heating and Ventilation Services**

1	Allowance for HVAC systems to cafe, foyer and temperate areas	622	m2	400.00	248,800
2	Allowance for kitchen extract	1	no	25,000.00	25,000
3	Allowance for HVAC system to tropical area	374	m2	600.00	224,400
4	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	Sum		25,000
					<b>523,200</b>

**EL18 Fire Services**

1	Allowance for fire protection services	1,081	m2	45.00	48,645
2	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	Sum		2,500
					<b>51,145</b>

**EL19 Electrical Services**

1	Allowance for electrical services	1,081	m2	200.00	216,200
2	Allowance for electrical connection to portacoms	1	item		10,000
					<b>226,200</b>

**EL21 Special Services**

1	Allowance for amendment of security services from glasshouse, including new services as required	1	item		45,000
2	Allow to replace irrigation system	1	item		50,000
					<b>95,000</b>

**EL22 Drainage**

1	Allowance for amendment to drainage for demolition of existing and connection to food prep, new staff wc and mess	1	item		30,000
					<b>30,000</b>

**EL23 External Works**

1	Retaining wall	16	m	4,000.00	64,000
2	Allowance for minimal ground stabilisation	1	item		50,000
					<b>114,000</b>

**EL24 Sundries**

1	Staff 2 wc toilet portacom, supply and install	1	no	90,000.00	90,000
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**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option C

Item	Description	Quantity	Unit	Rate	Total
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**EL24 Sundries**

(Continued)

2	Mess portacom, supply and install	1	no	90,000.00	90,000
3	Allowance for signage	1	item		5,000
					<b>185,000</b>

**EL25 Preliminaries**

1	Preliminaries including scaffolding	12	%		632,323
					<b>632,323</b>

**EL26 Margins**

1	Contractors Margin	5	%		295,084
					<b>295,084</b>

**EL27 Construction Contingencies**

1	Design Development Contingency	5	%		309,838
2	Construction Contingency	10	%		650,660
					<b>960,498</b>

**EL28 Professional Fees & Other Development Costs**

1	Professional fees and disbursements	25	%		1,789,315
					<b>1,789,315</b>

**EL29 Project Contingencies**

1	Contract Contingencies	5	%		447,329
					<b>447,329</b>

**H Escalation**

1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		401,000
3	Post-contract Escalation 2Q26 - 4Q26	1.48	%		145,000
					<b>546,000</b>

**Rounding**

1	Rounding				97
					<b>97</b>

**Estimate Total**

**9,940,000**



Estimate Detail

<b>Project:</b> Begonia House	<b>Details:</b> Option E
<b>Building:</b> Rough Order of Cost Estimate	

Item	Description	Quantity	Unit	Rate	Total
1	Site Preparation				300,150
2	Substructure				233,680
3	Frame				646,000
4	Roof				3,645,900
5	Exterior Walls & Exterior Finish				264,100
6	Windows & Exterior Doors				724,900
7	Interior Walls				673,500
8	Interior Doors				28,100
9	Floor Finishes				443,320
10	Ceiling Finishes				52,374
11	Fittings & Fixtures				435,000
12	Sanitary Plumbing				157,200
13	Heating and Ventilation Services				687,400
14	Fire Services				140,300
15	Electrical Services				348,260
16	Special Services				240,000
17	Drainage				190,900
18	External Works				1,102,500
	<b>Element Subtotal</b>				<b>10,313,584</b>
19	Preliminaries	12.00	%		1,237,630
20	Margins	5.00	%		577,561
21	Construction Contingencies	15.50	%		1,879,960
	<b>Construction Total</b>				<b>14,008,735</b>
22	Professional Fees & Other Development Costs	25.00	%		3,502,184
23	Project Contingencies	5.00	%		875,546
	<b>Project Total</b>				<b>18,386,465</b>
<b>24</b>	Escalation	5.81	%		<b>1,068,000</b>
25	Rounding				535
	<b>Estimate Total</b>				<b>19,455,000</b>

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option E

Item	Description	Quantity	Unit	Rate	Total
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**EL01 Site Preparation**

1	Demolish single storey brick outbuildings	211	m <sup>2</sup>	150.00	31,650
2	Demolish double storey brick outbuildings	60	m <sup>2</sup>	200.00	12,000
3	Remove roof glazing and flashings and dispose	1,267	m <sup>2</sup>	60.00	76,020
4	Demolish internal wall	89	m <sup>2</sup>	60.00	5,340
5	Allowance for removal of plant and services as required	1	item		10,000
6	Strip out Cafe kitchen	27	m <sup>2</sup>	100.00	2,700
7	Demolish planters and flooring for shop area	200	m <sup>2</sup>	60.00	12,000
8	Remove slate flooring	811	m <sup>2</sup>	40.00	32,440
9	Clear site including tree removal	1	item		50,000
10	Bulk excavation	600	m <sup>3</sup>	80.00	48,000
11	Allowance for protection of pergola and associated planting	1	item		20,000

**300,150**

**EL02 Substructure**

1	500x500 Foundation beam 40Mpa Concrete & 200kg/m <sup>3</sup> allowance for reinforcing steel	163	m	840.00	136,920
2	100 Thick Concrete Slab: 30Mpa Concrete & 100kg/m <sup>3</sup> allowance for reinforcing steel	404	m <sup>2</sup>	190.00	76,760
3	Allowance for foundations for upgraded structural frame	1	item		20,000

**233,680**

**EL03 Frame**

1	Upgrade existing structural frame	942	m <sup>2</sup>	600.00	565,200
2	Structural frame to extension	404	m <sup>2</sup>	200.00	80,800

**646,000**

**EL06 Roof**

1	Double glazing to roof including flashings	1,255	m <sup>2</sup>	2,300.00	2,886,500
2	Extra value for high UV glass to temperate and tropical areas	655	m <sup>2</sup>	450.00	294,750
3	Automated opening systems	1	item		75,000
4	Long run metal roofing including framing, insulation and flashings	405	m <sup>2</sup>	330.00	133,650
5	Skylights over internal wcs	10	m <sup>2</sup>	2,000.00	20,000
6	Internal walkable gutter	65	m	1,000.00	65,000
7	Allowance for spouting and downpipes	1	item		70,000
8	Seismic junction between greenhouse and service buildings	71	m	1,000.00	71,000
9	Allowance for roof maintenance system	1	item		30,000

**3,645,900**

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option E

Item	Description	Quantity	Unit	Rate	Total
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**EL07 Exterior Walls & Exterior Finish**

1	Repairs to dwarf walls	1	item		100,000
2	New external wall to outbuildings	213	m2	700.00	149,100
3	New external brick clad wall to match existing, in extension to cafe	9	m2	1,000.00	9,000
4	Seismic joint	6	m	1,000.00	6,000

**264,100**

**EL08 Windows & Exterior Doors**

1	Double glazing to walls including flashings	265	m <sup>2</sup>	2,300.00	609,500
2	Extra value for high UV glass to temperate and tropical areas	132	m <sup>2</sup>	450.00	59,400
3	Extra value for double door	7	no	2,000.00	14,000
4	Single door	13	no	1,500.00	19,500
5	Double door	3	no	2,500.00	7,500
6	Roller door	3	no	5,000.00	15,000

**724,900**

**EL10 Interior Walls**

1	Glazed internal wall	133	m <sup>2</sup>	2,500.00	332,500
2	Extra value for double door	6	no	2,000.00	12,000
3	New internal wall	634	m2	500.00	317,000
4	Toilet cubicle	4	no	3,000.00	12,000

**673,500**

**EL11 Interior Doors**

1	Single door	21	no	1,100.00	23,100
2	Double door	2	no	2,500.00	5,000

**28,100**

**EL12 Floor Finishes**

1	Cafe and shop floor	216	m <sup>2</sup>	300.00	64,800
2	Slate flooring	756	m <sup>2</sup>	400.00	302,400
3	Wc, mess etc	280	m <sup>2</sup>	250.00	70,000
4	Garage and nursery	102	m <sup>2</sup>	60.00	6,120
5	Tropical and temperate	1	item		excluded

**443,320**

**EL14 Ceiling Finishes**

1	Gib ceiling linings	378	m <sup>2</sup>	103.00	38,934
2	Kitchen ceiling linings	54	m <sup>2</sup>	175.00	9,450

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option E

Item	Description	Quantity	Unit	Rate	Total
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**EL14 Ceiling Finishes**
*(Continued)*

3	Fire rated ceiling linings to services	19	m <sup>2</sup>	210.00	3,990
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**52,374**
**EL15 Fittings & Fixtures**

1	Allowance for kitchen and food prep fittings	1	item		150,000
2	Cafe counter / servery	1	item		10,000
3	Cold room	1	item		25,000
4	Allowance for mess and locker fittings	1	item		20,000
5	Allowance for lily pond repair and upgrade	1	item		5,000
6	Allowance for wc sundry fittings	1	item		15,000
7	Allowance for signage	1	item		10,000
8	Allowance for miscellaneous displays and fittings	1	item		200,000

**435,000**
**EL16 Sanitary Plumbing**

1	Allowance for amendments to plumbing supply	1	item		20,000
2	Wc	11	no	2,500.00	27,500
3	Acc wc	4	no	2,800.00	11,200
4	Whb	12	no	1,500.00	18,000
5	Shower	1	no	3,000.00	5,000
6	Allowance for plumbing connections to above	28	no	1,000.00	28,000
7	Allowance for plumbing connections to food prep	1	item		5,000
8	Allowance for plumbing connections to mess	1	item		5,000
9	Allowance for plumbing connections to kitchen	1	item		10,000
10	Allowance for amendments to gas supply	1	item		20,000
11	Permits, testing, identification, 'As Built' drawings and builders work	1	Sum		7,500

**157,200**
**EL17 Heating and Ventilation Services**

1	Allowance for HVAC systems to cafe, shop, wc, mess and lobby areas	673	m2	400.00	269,200
2	Allowance for kitchen extract	1	no	25,000.00	25,000
3	Allowance for HVAC system to tropical and temperate areas	552	m2	600.00	331,200
4	Amendment to under plant hot water system	1	item		30,000
5	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	Sum		32,000

**687,400**

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option E

Item	Description	Quantity	Unit	Rate	Total
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**EL18 Fire Services**

1	Allowance for fire protection system including sprinklers and new mains connection	1,333	m2	100.00	133,300
2	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	Sum		7,000

**140,300**

**EL19 Electrical Services**

1	Allowance for electrical services	1,333	m2	220.00	293,260
2	Feature lighting	1	item		40,000
3	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	Sum		15,000

**348,260**

**EL21 Special Services**

1	Security system including CCTV and alarm	1	item		150,000
2	Allow to replace irrigation system	1	item		50,000
3	Audio/PA system	1	item		20,000
4	Data/wifi including new connection	1	item		20,000

**240,000**

**EL22 Drainage**

1	Allowance for new and amended drainage	1	item		100,000
2	Underslab water storage system	404	m2	225.00	90,900

**190,900**

**EL23 External Works**

1	Retaining wall	112	m	7,000.00	784,000
2	New and regraded road	385	m2	300.00	115,500
3	Pedestrian paved road	340	m2	450.00	153,000
4	Bollards	1	item		50,000

**1,102,500**

**EL25 Preliminaries**

1	Preliminaries including scaffolding	12	%		1,237,630
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**1,237,630**

**EL26 Margins**

1	Contractors Margin	5	%		577,561
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**577,561**

**Project:** Begonia House  
**Building:** Rough Order of Cost Estimate

**Details:** Option E

Item	Description	Quantity	Unit	Rate	Total
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**EL27 Construction Contingencies**

1	Design Development Contingency	5	%		606,439
2	Construction Contingency	10	%		1,273,521
					<b>1,879,960</b>

**EL28 Professional Fees & Other Development Costs**

1	Professional fees and disbursements	25	%		3,502,184
					<b>3,502,184</b>

**EL29 Project Contingencies**

1	Contract Contingencies	5	%		875,546
					<b>875,546</b>

**H Escalation**

1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		784,000
3	Post-contract Escalation 2Q26 - 4Q26	1.48	%		284,000
					<b>1,068,000</b>

**Rounding**

1	Rounding				535
					<b>535</b>

<b>Estimate Total</b>					<b>19,455,000</b>
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