



W23108 - WCC Karori Community Hall

Developed Design Estimate

EE03 Rev 1

16 December 2024

Attention: [REDACTED]

Wellington City Council

By email only: [REDACTED]

Dear Sarah,

RE: WCC KARORI COMMUNITY HALL - DEVELOPED DESIGN ESTIMATE

Further to your request, we have compiled a Developed Design Estimate for the above referenced project.

Developed Design Estimate | 16 December 2024 | W23108 | EE03

1	Building Works	\$	2,375,000
2	Maintenance Works	\$	30,000
	TOTAL CONSTRUCTION COSTS	\$	2,405,000
3	FF&E		Excl
4	Future Cost Escalation [Provisional]	\$	80,000
5	Contingencies	\$	350,000
6	Consultant and Consent Fees	\$	490,000
	TOTAL PROJECT	\$	3,325,000 (Plus GST)

Basis of Estimate

Architecture HDT – information provided November-2024, including:

Scope of Works Schedule for QS

Building Services Scope of Works Schedule

Developed Design drawing set

Floor ramps location sketch

Shand Shelton – Combined Architectural Drawing Set and HVAC & MEP drawings & Specifications dated October 2016

Other Information provided:

Pointload - Crack Control Joint sketch dated November 2024

Pointload - Plant Screen sketch dated November 2024

Holmes - Fire Engineering Strategy dated November 2024

Micheal Stretton - Hydraulic Services drawing dated November 2024

Assumptions / Clarifications

Refer to estimate detail for inclusion, assumptions and clarifications

Where more than one cost option is provided, we have excluded the lowest value option from the estimate total

Where details are noted as TBC or Not in Scope in the AHDT Schedules, we have Excluded these from our estimate

Where the same item of work appears in more than one location in the AHDT Schedules, we have noted within the estimate where the cost has been included

Additional Sundry allowances have been included to cover items not specifically detailed by AHDT

We have included an item for Scaffolding to cover the extent of the External Works Works conducted within normal working hours.

No allowance for Staging.

No allowance for furniture or appliances.

Main contractor P&G and Margin allowed at 15% and 6% respectively

Future Cost Escalation Provisional allowance based on 6 months design and 9 months construction period.

Allowance for 2% Design Development Contingency.

Allowance for 0.75% Flood Protection Contingency.

Allowance for 0.75% Maynard Marks Condition Survey Works Contingency.

Allowance for 10% Construction Contingency.

Allowance for 16% Consultant Fees.

Allowance for 1% Consent Fees.

Exclusions

Refer to estimate detail for specific exclusions.

Schedule items noted as No Work Required or Not in scope.

Removal of asbestos, contaminated soil or other hazardous materials.

Unknown ground conditions.

Relocation of in-ground services.

On-site stormwater retention and attenuation.

Seismic upgrade of existing buildings.

ESD / Green Star initiatives.

Upgrade of Council infrastructure services.

New joinery / benching, shelving etc.

Appliances.

FF&E.

AV, IT and Office equipment.

Costs to date.

Contract Works insurance.

Resource Consent & RMA Fees.

Non-competitive tendering.

Land costs.

Development Levies and Reserves Contributions.

Legal, marketing, branding and finance costs.

Future cost escalation and exchange rate fluctuations in excess of Provisional allowance.

G.S.T.

Please contact the writer if you have any queries or would like to discuss this estimate in further detail.

Yours sincerely,

Barnes Beagley Doherr



Simon Jones

Director

Email: [REDACTED]
Mobile: [REDACTED]

The estimate has been prepared by Barnes Beagley Doherr at the request of its client and is exclusively for its client's use. No responsibility of liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this estimate by any third part. Without limiting any of the above, Barnes Beagley Doherr's liability, whether under the law of contract, tort, statute, equity or otherwise, is limited as set out in the terms of the engagement with the client.

Executive Summary

Project: Karori Community Hall (KCH)
 Estimate: Developed Design | EE03 Rev 1
 Date: 20 December 2024



No.	Description	Quantity	Unit	Rate	Total
1	Building Works	578	m2	4,109	2,375,000
2	Maintenance Works	578	m2	52	30,000
	TOTAL CONSTRUCTION COSTS				2,405,000
3	FF&E				Excl
4	Future Cost Escalation [Provisional]				80,000
5	Contingencies				350,000
6	Consultant and Consent Fees				490,000
	TOTAL PROJECT				3,325,000
	<u>Exclusions</u>				
	Refer to estimate detail and covering letter for inclusions, exclusions, assumptions and clarifications				

Summary

Project: Karori Community Hall (KCH)
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No.	Description	Quantity	Unit	Rate	Total
Building Works					
1.1	Site Preparation	578	m2	103	59,265
1.2	Frame	578	m2	17	10,000
1.3	Roof	578	m2	219	126,320
1.4	Exterior Walls & Exterior Finish	578	m2	47	27,290
1.5	Windows & Exterior Doors	578	m2	680	393,100
1.6	Interior Walls	578	m2	94	54,270
1.7	Interior Doors	578	m2	36	20,520
1.8	Floor Finishes	578	m2	468	270,320
1.9	Wall Finishes	578	m2	309	178,500
1.10	Ceiling Finishes	578	m2	237	137,230
1.11	Fittings & Fixtures	578	m2	381	220,000
1.12	Sanitary Plumbing	578	m2	26	15,248
1.13	Heating & Ventilation Services	578	m2	138	79,768
1.14	Fire Services	578	m2	16	9,362
1.15	Electrical Services	578	m2	106	61,375
1.16	Special Services	578	m2	226	130,647
1.17	Drainage	578	m2	30	17,578
1.18	External Works	578	m2	147	85,040
1.19	Sundries	578	m2	33	18,958
1.20	Preliminaries	578	m2	567	327,469
1.21	Margin	578	m2	230	132,740
Total - Building Works		578	m2	4,109	2,375,000
Maintenance Works					
2.1	Roof	578	m2	5	2,800
2.2	Exterior Walls & Exterior Finish	578	m2	39	22,300
2.3	Windows & Exterior Doors	578	m2	0	275
2.4	Sundries	578	m2	0	254
2.5	Preliminaries	578	m2	7	3,844
2.6	Margin	578	m2	1	527
Total - Maintenance Works		578	m2	52	30,000
FF&E					

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No.	Description	Quantity	Unit	Rate	Total
	Total - FF&E				
Future Cost Escalation [Provisional]					
4.1	Future Cost Escalation [Provisional]				80,000
	Total - Future Cost Escalation [Provisional]				80,000
Contingencies					
5.1	Design Development Contingency				90,000
5.2	Construction Contingency				260,000
	Total - Contingencies				350,000
Consultant and Consent Fees					
6.1	Consultant Fees				455,000
6.2	Consent Fees				35,000
	Total - Consultant and Consent Fees				490,000

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Building Works



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No.	Description	Quantity	Unit	Rate	Total
Site Preparation					
<u>Exterior Works</u>					
1.1.1	Remove existing horizontal sunshade louvres including unbolting steel support brackets from wall and cutting off steel fins from RHS/SHS frame. Set louvres and brackets aside for re-use	1	Item	2,000.00	2,000
1.1.2	Remove existing barge flashing	39	m	50.00	1,950
1.1.3	Remove existing eaves flashing	61	m	35.00	2,135
1.1.4	Remove existing ladder brackets, and set aside for re-use	1	No	200.00	200
1.1.5	Remove existing soffit linings including flexible underlay	46	m2	220.00	10,120
1.1.6	Remove and store downpipe	1	No.	500.00	500
1.1.7	Demolish and remove steel framing to curtain wall	1	Item	1,500.00	1,500
1.1.8	Demolish and remove existing aluminium curtain wall joinery	195	m2	100.00	19,500
1.1.9	EV for glazed single bi-fold door	2	No	300.00	600
1.1.10	EV for glazed double bi-fold door	2	No	400.00	800
1.1.11	Carefully remove existing glazed double entrance doors and set aside fore reuse [D1-01]	1	No	700.00	700
1.1.12	Demolish and remove existing glazed double entrance doors [D1-06]	1	No	600.00	600
1.1.13	Carefully remove existing glazed single entrance door and set aside fore reuse [D1-24]	1	No	500.00	500
1.1.14	Carefully remove existing windows and set aside fore reuse [W09 & W10]	2	m2	400.00	800
1.1.15	Demolish and remove existing slot drain	1	Sum	300.00	300
1.1.16	Saw cut existing concrete slab for new wider channel drain	24	m	50.00	1,200
1.1.17	Saw cut existing concrete slab at door threshold for new channel drain	1	Sum	150.00	150
1.1.18	Demolish and remove existing concrete footpath	40	m2	130.00	5,200
<u>Internal Works</u>					
<u>Foyer</u>					
1.1.19	Cut back existing ceiling linings for new full-height fire-rated partition wall	10	m2	25.00	250
<u>Kitchen</u>					

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Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.1.20	Carefully remove existing kitchen joinery fittings and set aside for reuse [Provisional]	1	Sum	1,500.00	1,500
1.1.21	Disconnect existing plumbing fittings and pipework as required [Provisional]	1	Sum	550.00	550
1.1.22	Demolish existing strapping and Gib linings	29	m2	30.00	870
1.1.23	Cut back and remove section of existing vinyl flooring	7	m2	35.00	245
1.1.24	Cut back and remove section of existing Gib ceiling	7	m2	25.00	175
	<u>Meeting Room</u>				
1.1.25	Demolish existing strapping and Gib linings	16	m2	30.00	480
1.1.26	Cut back and remove section of existing Gib ceiling	4	m2	25.00	100
	<u>FOH Toilets</u>				
1.1.27	Carefully remove proprietary toilet partition and set aside for reuse	2	No	200.00	400
1.1.28	Carefully disconnect existing plumbing fittings and pipework and set aside for reuse [Provisional]	1	Sum	1,750.00	1,750
1.1.29	Demolish existing strapping and Gib linings	26	m2	30.00	780
1.1.30	Cut back and remove section of existing vinyl flooring	6	m2	35.00	210
1.1.31	Cut back and remove section of existing Gib ceiling	6	m2	25.00	150
1.1.32	Demolish and remove existing single interior door [D1-15]	1	No	200.00	200
	<u>FOH Store</u>				
1.1.33	Cut back and remove section of existing timber framed partition wall	1	Sum	350.00	350
	<u>Accessible Toilets</u>				
1.1.34	Carefully disconnect existing plumbing fittings and pipework and set aside for reuse [Provisional]	1	Sum	1,200.00	1,200
1.1.35	Demolish existing strapping and Gib linings	12	m2	30.00	360
1.1.36	Demolish and remove existing vinyl flooring and wall coverings	15	m2	30.00	450
1.1.37	Demolish and remove existing Gib ceiling	10	m2	25.00	250
	<u>Circulation</u>				
1.1.38	Demolish existing strapping and Gib linings	8	m2	30.00	240
	Total Site Preparation	578	m2	103	59,265
	Frame				

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No.	Description	Quantity	Unit	Rate	Total
1.2.1	Intumescent treatment to existing structural steel components in front façade wall	1	Item	5,000.00	5,000
1.2.2	New steel framing to curtain wall	1	Item	5,000.00	5,000
	Total Frame	578	m2	17	10,000
	Roof				
1.3.1	Supply and install new MonkeyToe Group aluminium mesh walkway on aluminium battens on existing metal roofing	2	m2	5,000.00	10,000
1.3.2	Allowance to extend existing roof safety lifeline [Provisional]	1	Sum	10,000.00	10,000
1.3.3	Allowance for the roof safety system inspection and certification [Provisional]	1	Sum	1,500.00	1,500
1.3.4	Paint finish to canopy roof, underside, edges, posts and post bases	1	Sum	2,500.00	2,500
1.3.5	Install new prefinished drip edge flashing	39	m	710.00	27,690
1.3.6	Replace screws and split washers with new [Provisional]	1	Sum	2,500.00	2,500
1.3.7	Patch repair existing membrane to valley gutter to match existing [Provisional]	1	Sum	1,000.00	1,000
1.3.8	Allowance to repair 'rucking' to membrane roof at valley gutter [Provisional]	1	Sum	2,000.00	2,000
1.3.9	Take salvaged louvres and frame from store, make good including corrosion repairs & powder-coating, and install as plant screen to roof plant, including new steel framing as required [Provisional]	1	Sum	12,000.00	12,000
1.3.10	Install new eaves flashing	61	m	520.00	31,720
1.3.11	Allowance to repair section of barge /capping including installation of new flashings to upper flat roof junctions [Provisional]	1	Sum	3,000.00	3,000
1.3.12	Allowance to inspect condition and moisture content of timber framing. Note, treatment of timber excluded [Provisional]	1	Item	750.00	750
1.3.13	Install new soffit linings comprising Villaboard with expressed joints, paint finish	46	m2	460.00	21,160
1.3.14	Allowance to reinstall existing downpipes [Provisional]	1	Sum	500.00	500
	Total Roof	578	m2	219	126,320
	Exterior Walls & Exterior Finish				
1.4.1	Cut out new vertical control joints and apply sealer on PEF backing rod, to interior and exterior face of concrete masonry blockwork	40	m	110.00	4,400

Detail

Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.4.2	Supply and install overflashing to full length of cladding base	54	m	150.00	8,100
1.4.3	Concrete nib to base of curtain wall, 150x200 high, including scabble surface of existing concrete slab and D10 starter bar	29	m	510.00	14,790
Total Exterior Walls & Exterior Finish		578	m2	47	27,290
Windows & Exterior Doors					
1.5.1	Single glazed aluminium curtain wall joinery, fit to existing openings	183	m2	1,800.00	329,400
1.5.2	Extra value for glazed double doors, including frame and hardware [D1.06]	1	No.	7,500.00	7,500
1.5.3	Allowance for safety manifestations on glazing to NZS 4223 [Provisional]	8	m	200.00	1,600
1.5.4	Decorative glazing film to curtain wall glazing	102	m2	200.00	20,400
1.5.5	Patterned fritting to curtain wall glazing	27	m2	1,100.00	29,700
1.5.6	Take from store and reinstall main entrance doors, including new hardware [D1.01]	1	No	1,500.00	1,500
1.5.7	Take from store and reinstall single entrance door including new air seal with PEF rod and sealant, and new head flashing and jamb flashings [D1.24]	1	Item	1,200.00	1,200
1.5.8	Take from store and reinstall window including new air seal with PEF rod and sealant, and new head flashing and jamb flashings [W09 & W10]	2	m2	900.00	1,800
Total Windows & Exterior Doors		578	m2	680	393,100
Interior Walls					
<u>Foyer</u>					
1.6.1	Fire-rated front façade wall (120FRR), painted	111	m2	470.00	52,170
<u>FOH Toilets</u>					
1.6.2	Take from store and reinstall proprietary toilet partition	2	No	200.00	400
1.6.3	New partition wall pocket for sliding door, including painting	1	Sum	700.00	700
<u>FOH Store</u>					
1.6.4	New partition wall to match existing, including painting	1	Sum	1,000.00	1,000
Total Interior Walls		578	m2	94	54,270
Interior Doors					
<u>Foyer</u>					

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No.	Description	Quantity	Unit	Rate	Total
1.7.1	Supply and install finishing trim to Auditorium door opening including plaster and paint <u>Auditorium</u>	6	m	125.00	750
1.7.2	Paint finish to existing unpainted double doors and trim	4	No	550.00	2,200
1.7.3	Ditto single doors	2	No	350.00	700
1.7.4	Supply and install of acoustic door seals to rebated sill of door	6	No	920.00	5,520
1.7.5	Supply and install finishing trim to high-level Auditorium windows, including painting (W11, W12, W13)	1	Item	3,500.00	3,500
1.7.6	Supply and install balance of door hardware (D1.07 - D1.12) <u>Back of House Dressing Room & Store</u>	1	Item	3,500.00	3,500
1.7.7	New timber trims and paint finish, to existing single door <u>Meeting Room</u>	1	No	500.00	500
1.7.8	Allowance install new locksets to meeting room doors including integrating into building master key system (D1.13 & D1.18) <u>FOH Toilets</u>	2	No	300.00	600
1.7.9	Supply and install sliding door leaf installed to the inside of the WC space, including hardware and track [Acc WC] <u>FOH Store</u>	1	No	1,500.00	1,500
1.7.10	Allowance to integrate door locksets into building master key system (D1.14) <u>Accessible Toilets</u>	1	No	300.00	300
1.7.11	Supply and install door closer and grab rail to internal face of door <u>Cleaners Cupboard</u>	2	No	600.00	1,200
1.7.12	Install cleaners cupboard door handle	1	No	250.00	250
Total Interior Doors		578	m2	36	20,520
Floor Finishes					
<u>Foyer</u>					
1.8.1	50mm bonded screed with 600x1200 tiles	127	m2	820.00	104,140
1.8.2	Option 1 - 70mm topping slab, polished	127	m2	330.00	Excl
1.8.3	Option 1 - Protection of existing surfaces	1	sum	3,000.00	Excl
1.8.4	Option 2a - 90x45 battens at 300 crs, with 20mm sheet material over, carpet tiles	127	m2	550.00	Excl

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No.	Description	Quantity	Unit	Rate	Total
1.8.5	Option 2b - Ditto, vinyl	127	m2	590.00	Excl
1.8.6	Advance Coral Tread low profile entrance matwells and mats, including forming matwell (D1.01 and D1.06)	7	m2	1,000.00	7,000
	<u>Auditorium</u>				
1.8.7	Install moisture barrier coating to existing concrete slab	240	m2	65.00	15,600
1.8.8	Allowance for floor preparation and levelling to existing concrete slab, as required for new flooring system	240	m2	50.00	12,000
1.8.9	Allowance for floor access and hatches	1	Item	2,000.00	2,000
1.8.10	Option 1 - Supply and install sprung timber floor (as per original specification between Grids D-F & 2-7)	121	m2	850.00	102,850
1.8.11	Option 2 - Strandboard flooring fixed to timber bearers, including clear finish	240	m2	360.00	Excl
1.8.12	Option 3 - Sloped plywood ramps at door entry to timber framing, fixed to concrete slab,	31	m2	400.00	12,400
	<u>Back of House Dressing Room & Store</u>				
1.8.13	Dust proof sealer to existing concrete slab	68	m2	40.00	2,720
1.8.14	Hatched lines and "No Storage Zone" painted on concrete floor	1	Sum	500.00	500
	<u>Meeting Room</u>				
1.8.15	Dust proof sealer to existing concrete slab	27	m2	40.00	1,080
	<u>Circulation Area</u>				
1.8.16	Dust proof sealer to existing concrete slab	54	m2	40.00	2,160
1.8.17	Supply and install a purpose made ramped threshold at doors including replace existing grating with Heelguard s/s or proprietary high density plastic type (D1.24)	1	m	1,000.00	1,000
	<u>Kitchen</u>				
1.8.18	New vinyl flooring with coved skirting, including heat welded seams at junction with existing vinyl	7	m2	200.00	1,400
	<u>FOH Toilets</u>				
1.8.19	New vinyl flooring with coved skirting, including heat welded seams at junction with existing vinyl	6	m2	200.00	1,200
	<u>FOH Store</u>				
1.8.20	Dust proof sealer to existing concrete slab	9	m2	40.00	360
	<u>Accessible Toilets</u>				
1.8.21	New vinyl flooring with coved skirting, including waterproof membrane	10	m2	375.00	3,750

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No.	Description	Quantity	Unit	Rate	Total
	<u>Cleaners Cupboard</u>				
1.8.22	Dust proof sealer to existing concrete slab	2	m2	40.00	80
	<u>Store Cupboard</u>				
1.8.23	Dust proof sealer to existing concrete slab	2	m2	40.00	80
	Total Floor Finishes	578	m2	468	270,320
	Wall Finishes				
	<u>Foyer</u>				
1.9.1	Cut tile skirting 180 high to wall/floor junctions	27	m	50.00	1,350
1.9.2	Option 2 - 180x20mm Pine Clears timber skirtings and trims to wall/floor junctions to match existing	27	m	85.00	Excl
1.9.3	Make good to existing walls including stopping and paint finish	28	m2	50.00	1,400
1.9.4	Paint finish to existing walls	84	m2	30.00	2,520
1.9.5	Paint finish to existing unpainted double doors	3	No	400.00	1,200
	<u>Auditorium</u>				
1.9.6	13 Gib noiseline on Rondo 308 batten on acoustic clip on speedwall (North wall)	108	m2	300.00	32,400
1.9.7	13mm standard Gib direct fixed (adhesive) to speedwall (West, East & South walls), painted	330	m2	260.00	85,800
	<u>Back of House Dressing Room & Store</u>				
1.9.8	Wall lining to existing concrete blockwalls including timber strapping, insulation and gib wall linings, painted	50	m2	310.00	15,500
1.9.9	Allowance to complete unfinished walls, doors and ceilings including stopping and timber trims	1	Sum	1,500.00	1,500
1.9.10	Paint finish to existing unpainted Gib walls, including trim	43	m2	30.00	1,290
1.9.11	Seal and paint finish to existing unpainted concrete blockwall	10	m2	40.00	400
	<u>Meeting Room</u>				
1.9.12	Wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted	16	m2	310.00	4,960
	<u>Kitchen</u>				
1.9.13	Wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted	29	m2	310.00	8,990
	<u>FOH Toilets</u>				

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1.9.14	Wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted <u>FOH Store</u>	26	m2	310.00	8,060
1.9.15	Wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted <u>Accessible Toilets</u>	15	m2	310.00	4,650
1.9.16	Hardieglaze wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted <u>Circulation Area</u>	12	m2	500.00	6,000
1.9.17	Wall lining to existing concrete blockwalls including timber strapping, insulation and Gib wall linings, painted	8	m2	310.00	2,480
Total Wall Finishes		578	m2	309	178,500
Ceiling Finishes					
<u>Foyer</u>					
1.10.1	Make good including plaster and paint existing ceiling linings where cut-back for new full-height fire-rated partition wall	10	m2	210.00	2,100
1.10.2	Paint finish to existing unpainted ceiling and ceiling expansion joints <u>Auditorium</u>	127	m2	35.00	4,445
1.10.3	Suspending ceiling comprising 700mm cavity, 140mm R3.2 batts, 2/13mm noiseline Gib board on Rondo 547 suspension grid, including painting	240	m2	330.00	79,200
1.10.4	Perimeter framing for rebated ceiling junction for curtains and acoustic / fire rated junction	64	m	230.00	14,720
1.10.5	Allowance for Structural Engineer to provide seismic ceiling design and Producer Statement <u>Back of House Dressing Room & Store</u>	1	Item	4,000.00	4,000
1.10.6	Allowance to clean existing roof trusses and ribbon board, apply brush-on timber preservative [Provisional]	1	Sum	3,500.00	3,500
1.10.7	Ceiling linings including plasterboard on Rondo with thermal insulation, painted <u>Meeting Room</u>	68	m2	250.00	17,000
1.10.8	New Aqualine ceiling linings to match existing	4	m2	170.00	680
1.10.9	Paint finish to new and existing ceiling linings <u>Kitchen</u>	27	m2	30.00	810

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No.	Description	Quantity	Unit	Rate	Total
1.10.10	New Aqualine ceiling linings to match existing	7	m2	170.00	1,190
1.10.11	Paint finish to new and existing ceiling linings	50	m2	30.00	1,500
	<u>FOH Toilets</u>				
1.10.12	New Aqualine ceiling linings to match existing	6	m2	170.00	1,020
1.10.13	Paint finish to new and existing ceiling linings	33	m2	30.00	990
	<u>FOH Store</u>				
1.10.14	Paint finish to existing ceiling (no trim)	9	m2	30.00	270
	<u>Accessible Toilets</u>				
1.10.15	New Hardieglaze ceiling linings	10	m2	360.00	3,600
	<u>Circulation Areas</u>				
1.10.16	Paint finish to existing unpainted ceiling	63	m2	35.00	2,205
	Total Ceiling Finishes	578	m2	237	137,230
	Fittings & Fixtures				
	<u>Auditorium</u>				
1.11.1	Supply and install the retractable Auditorium seating as specified [Provisional]	1	Sum	200,000.00	200,000
	<u>Back of House Dressing Room</u>				
1.11.2	Option 1 - timber framed, Gib-lined, enclosure for hot water cylinder cupboard with 2 hinged doors	1	Item	3,500.00	3,500
1.11.3	Option 2 - price for an 18mm thick Melteca joinery unit with 2 hinged doors	1	Item	2,500.00	Excl
	<u>Kitchen</u>				
1.11.4	Take from store and reinstall existing joinery fittings [Provisional]	1	Sum	3,600.00	3,600
1.11.5	Allowance for modifications to existing joinery, plumbing and electrical as necessary to fit appliances (excluding kitchen cupboard locks and door lockset)	1	Sum	2,500.00	2,500
1.11.6	Allowance for additional shelf support including aluminium angle support fitted to shelf edge [Provisional]	1	Sum	700.00	700
	<u>FOH Toilets</u>				
1.11.7	Supply & install mirrors	5	No	500.00	2,500
1.11.8	Allowance to install consumable hardware (toilet roll holders and paper towel dispensers)	1	Sum	2,500.00	2,500
1.11.9	Supply and install surface mounted Koala Kare baby changing fold down station including fixings [Acc WC]	1	No	650.00	650

Detail

Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.11.10	Allowance to fit accessible rails for WCs and Door rails [Acc WC]	1	Sum	750.00	750
	<u>Accessible Toilets</u>				
1.11.11	Supply & install mirror	2	No	500.00	1,000
1.11.12	Allowance to install consumable hardware (toilet roll holders and paper towel dispensers)	1	Sum	800.00	800
1.11.13	Allowance to fit accessible rails for WCs and Door rails	2	Sum	750.00	1,500
	Total Fittings & Fixtures	578	m2	381	220,000
	Sanitary Plumbing				
	<u>Kitchen</u>				
1.12.1	Reconnect existing plumbing fitting to reinstalled kitchen joinery [Provisional]	1	Sum	1,000.00	1,000
	<u>FOH Toilets</u>				
1.12.2	Take from store and reinstall WC suite complete	3	No	400.00	1,200
1.12.3	Take from store and reinstall WHB complete	3	No	300.00	900
1.12.4	Allowance to fit-off urinal controls / pushplates [Male]	1	Sum	1,350.00	1,350
	<u>FOH Toilets</u>				
1.12.5	Take from store and reinstall WC suite complete	2	No	400.00	800
1.12.6	Take from store and reinstall shower complete	2	No	500.00	1,000
	<u>Hydraulic Services</u>				
1.12.7	Allowance to test all sanitary fixtures and commission hot water return pump [Provisional]	1	Sum	4,000.00	4,000
1.12.8	Install the urinal flushing units including new solenoids and movement sensor	1	Item	1,500.00	1,500
1.12.9	Allowance for Commissioning, As-built documentation, O&M manuals and warranties for all Hydraulic systems [Provisional]	1	Item	2,500.00	2,500
1.12.10	BWIC & Passive Fire	1	Item	998.00	998
	Total Sanitary Plumbing	578	m2	26	15,248
	Heating & Ventilation Services				
	<u>Back of House Dressing Room</u>				
1.13.1	Allowance for installation of services in ceiling cavity (above) and on ceiling as required	1	Sum	2,500.00	2,500
	<u>Mechanical Services</u>				

Detail

Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.13.2	Allowance for new compressors (2 No) including circuit board, installation and Commissioning [Provisional]	1	Item	12,000.00	12,000
1.13.3	Terminate power and control cabling to existing Packaged Unit	1	Item	500.00	500
1.13.4	Supply and install control panel for Packaged Unit including temperature sensors and commissioning	1	Item	1,800.00	1,800
1.13.5	New supply and return ductwork to Packaged Unit, including thermal internal linings [Provisional]	1	Sum	2,000.00	2,000
1.13.6	Take from site, clean up and install existing ductwork including allowance for additional new ductwork as required, and installation of existing grilles [Auditorium]	1	Item	40,000.00	40,000
1.13.7	Allowance to recommission existing toilet extract system [Provisional]	1	Sum	1,500.00	1,500
1.13.8	New fresh-air ductwork and grilles [Backstage]	1	Item	8,500.00	8,500
1.13.9	Allowance to recommission existing kitchen extract system [Provisional]	1	Sum	750.00	750
1.13.10	Allowance for Commissioning, As-built documentation, O&M manuals and warranties for all Mechanical systems [Provisional]	1	Sum	5,000.00	5,000
1.13.11	BWIC & Passive Fire	1	Item	5,218.00	5,218
Total Heating & Ventilation Services		578	m2	138	79,768
Fire Services					
1.14.1	Install new panic hardware (D1-06, D1-01 & D1-24)	3	No	1,250.00	3,750
1.14.2	Allowance to complete Fire Alarms and installation of extinguishers, including new FAP, testing, commission and connections (Based on NZRD pricing provided June 2023)	1	Item	5,000.00	5,000
1.14.3	BWIC & Passive Fire	1	Item	612.00	612
Total Fire Services		578	m2	16	9,362
Electrical Services					
<u>Power</u>					
1.15.1	Supply and install switch for 3-phase outlet (excluding wiring)	1	No	110.00	110
1.15.2	Supply and install revenue meter to MSB	1	Item	550.00	550
1.15.3	Supply and install double power outlet including surface mounting on strapped/lined wall and cable drops behind wall in conduit	7	No	310.00	2,170
1.15.4	Supply and install double power outlet (excluding wiring)	4	No	220.00	880

Detail

Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.15.5	Connect power to hot water cylinder including supply and install isolator	1	Item	350.00	350
1.15.6	Allowance to cover over existing floor box, retain unterminated cables and label	1	Sum	200.00	200
1.15.7	Supply and install standard-type hand driers (excluding wiring)	7	No	1,800.00	12,600
	<u>Lighting</u>				
1.15.8	Supply and install house lighting including switching (excluding wiring) to Auditorium [Provisional]	1	Item	14,000.00	14,000
1.15.9	Supply and install light fittings including wiring and switching (Backstage, Foyer and Office)	1	Item	16,000.00	16,000
1.15.10	Supply and install Lighting Control Panel including cabling back to main switchboard	1	Item	5,000.00	5,000
1.15.11	Supply and install emergency lighting and exit signs (excluding wiring)(Based on NZRD pricing provided June 2023)	1	Item	4,400.00	4,400
1.15.12	Allowance for Certificate of Compliance including inspection and testing (Based on NZRD pricing provided June 2023) [Provisional]	1	Sum	1,100.00	1,100
1.15.13	BWIC & Passive Fire	1	Item	4,015.00	4,015
	Total Electrical Services	578	m2	106	61,375
	Special Services				
	<u>Kitchen</u>				
1.16.1	Install of kitchen appliances (supplied by others)	1	Sum	1,500.00	1,500
	<u>FOH Store</u>				
1.16.2	Allowance to install and fit-out data cabinet (Note – subject to theatre systems review)				Excl
	<u>Signage</u>				
1.16.3	Allowance for Regulatory signage necessary for building compliance throughout the building (including exit signs, toilet signs, window manifestations) [Provisional]	1	Sum	5,000.00	5,000
	<u>Data</u>				
1.16.4	Allowance for Data connection to building with data provider [Provisional]	1	Item	1,500.00	1,500
1.16.5	Supply and install data outlets, leave unterminated at data cabinet (excluding wiring)	16	No.	350.00	5,600
1.16.6	Allowance for Commissioning, As-built documentation, O&M manuals and warranties for all Electrical and Data systems [Provisional]	1	Sum	3,500.00	3,500

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Building Works



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No.	Description	Quantity	Unit	Rate	Total
Security					
1.16.7	Security Services upgrade works [based on Red Wolf quote dated March 2023]	1	Sum	90,000.00	90,000
Hearing Loop					
1.16.8	Hearing Loop to Auditorium perimeter including amplifier	1	Item	15,000.00	15,000
1.16.9	BWIC & Passive Fire	1	Item	8,547.00	8,547
Total Special Services		578	m2	226	130,647
Drainage					
1.17.1	Channel drain at door threshold including connection to SW system [D1.01 & D1.06]	4	m	500.00	2,000
1.17.2	Channel drain at glazing sill	22	m	450.00	9,828
1.17.3	In-line sump / silt trap to existing drain	1	No	750.00	750
1.17.4	Install 25dia RPS to incoming water supply including core hole in external wall for 50mm RPZ drain	1	Item	5,000.00	5,000
Total Drainage		578	m2	30	17,578
External Works					
Landscaping					
1.18.1	Construct 2m high acoustic fence comprising rough sawn posts, macrocarpa slats, stain finish including stone mulch behind	33	m	750.00	24,750
1.18.2	Landscaping as per plan (Area 2 and 3)	1	Item	6,000.00	6,000
1.18.3	Construct timber fence comprising rough sawn posts, macrocarpa slats, stain finish	2	m	670.00	1,340
1.18.4	EV over timber fence for powdercoated gate and hardware	1	No	2,200.00	2,200
1.18.5	Landscaping to the northern elevation including tree planting - including reinstatement of stored street furniture (Area 1)	1	Item	14,000.00	14,000
1.18.6	New concrete footpath with exposed aggregate finish, laid to falls	40	m2	200.00	8,000
1.18.7	Allowance to form concrete ramp with tactile indicators, including transition to existing apron paving	1	Item	2,500.00	2,500
1.18.8	New removeable flood barriers to existing entrance doors [D1.01, D1.24]	1	Item	6,000.00	6,000
1.18.9	Dedicated drop-off / pick-up zone comprising cutting back existing kerb and appropriate signage [Provisional]	1	Sum	2,750.00	2,750

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Building Works



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No.	Description	Quantity	Unit	Rate	Total
1.18.10	Paint line marking layout shown. <u>Building Services</u>	1	Item	2,500.00	2,500
1.18.11	Allowance for Power connection at pillar in street with electrical supplier [Provisional]	1	Sum	5,000.00	5,000
1.18.12	Supply and install external light fittings (excluding wiring)	1	Item	10,000.00	10,000
	Total External Works	578	m2	147	85,040
	Sundries				
1.19.1	Sundries and General (1%)	1	Sum	18,958.00	18,958
	Total Sundries	578	m2	33	18,958
	Preliminaries				
1.20.1	Scaffolding for external works, 3 months [Provisional]	1	Item	35,000.00	35,000
1.20.2	Preliminaries & General (15%)	1	Sum	292,469.00	292,469
	Total Preliminaries	578	m2	567	327,469
	Margin				
1.21.1	Main Contractor Margins (6%)	1	Sum	132,740.00	132,740
	Total Margin	578	m2	230	132,740

Detail

Maintenance Works

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No.	Description	Quantity	Unit	Rate	Total
Roof					
2.1.1	Allowance to wash down and mold treat existing membrane and metal roofing areas [Provisional]	1	Sum	2,800.00	2,800
	Total Roof	578	m2	5	2,800
Exterior Walls & Exterior Finish					
2.2.1	New paint finish to existing plywood cladding to exterior Plant deck	30	m2	35.00	1,050
2.2.2	Allow for wash down and preparation of existing concrete blockwork	175	m2	45.00	7,875
2.2.3	Apply conventional pigmented paint finished membrane e.g. 3 coats of Resene X200 on a sealer coat, to concrete masonry blockwork	180	m2	65.00	11,700
2.2.4	Apply liquid waterproof membrane to base of concrete masonry blockwork, 400 high	67	m	25.00	1,675
	Total Exterior Walls & Exterior Finish	578	m2	39	22,300
Windows & Exterior Doors					
2.3.1	Allowance to remediate main entrance doors for better closing (D1-01) [Provisional] Note - Replacement sill and fire hardware measured elsewhere	1	Sum	275.00	275
	Total Windows & Exterior Doors	578	m2	0	275
Sundries					
2.4.1	Sundries and General (1%)	1	Sum	254.00	254
	Total Sundries	578	m2	0	254
Preliminaries					
2.5.1	Preliminaries & General (15%)	1	Sum	3,844.00	3,844
	Total Preliminaries	578	m2	7	3,844
Margin					
2.6.1	Main Contractor Margins (6%)	1	Sum	527.00	527
	Total Margin	578	m2	1	527

Detail

Future Cost Escalation [Provisional]

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No.	Description	Quantity	Unit	Rate	Total
	Future Cost Escalation [Provisional]				
4.1.1	Future Cost Escalation [Provisional]	1	Sum	80,000.00	80,000
	Total Future Cost Escalation [Provisional]				80,000

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Contingencies



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No.	Description	Quantity	Unit	Rate	Total
Design Development Contingency					
5.1.1	Design Development Contingency (2%)	1	Sum	50,000.00	50,000
5.1.2	Flood Protection Contingency (0.75%)	1	Sum	20,000.00	20,000
5.1.3	Maynard Marks Condition Survey Contingency (0.75%)	1	Sum	20,000.00	20,000
	Total Design Development Contingency				90,000
Construction Contingency					
5.2.1	Construction Contingency (10%)	1	Sum	260,000.00	260,000
	Total Construction Contingency				260,000

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Consultant and Consent Fees

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No.	Description	Quantity	Unit	Rate	Total
Consultant Fees					
6.1.1	Consultant Fees (16%)	1	Sum	455,000.00	455,000
	Total Consultant Fees				455,000
Consent Fees					
6.2.1	Consents (1%)	1	Sum	35,000.00	35,000
	Total Consent Fees				35,000

Revision	Initial
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