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ROUGH ORDER OF COSTS - TURANGA EQUIVALENT

**WCC LIBRARY**

# WCC Library

## Rough Order of Costs - Turanga Equivalent

### Project Details

#### Description

##### **Basis of Estimate**

- Replacement of a library building - based on scale of Christchurch Library
- Excludes basement level
- Estimate based on approximate Gross Floor Areas only (GFA)
- No design documents/drawings/specifications; and the like, provided. Estimate subject to confirmation of design
- Estimate completed May 2019

##### IMPACTS OF COVID-19

Our estimate has been prepared on the basis of “normal” economic considerations and in the context of “conventional” industry conditions.

It is clear that the respiratory disease COVID-19, is having a significant impact Globally. Whilst the impacts are changing on a daily basis, the disease is rapidly being seen as the single most disruptive factor to affect Global population health and the worlds’ economies.

Our estimate makes no provision for the impacts of COVID-19.

We advise that an impact on the estimate is likely, and could vary considerably depending on the extent and severity of a variety of issues, outside of our ability to control, influence or predict, extending but not limited to :

- Economy, industry and society shut down
- Border closures affecting supply of labour in particular
- Exchange rate fluctuations
- Off-shore manufacturing capacity and timing of delivery
- Local and National logistics, including delivery of materials and supplies etc.
- Availability of on-site staff to manage productivity of the works
- Availability of on-site labour to implement the works
- Availability of off-site management and administrative functions to support on-site activity

The impact on the estimate may only be in the short to medium term. However, this will be subject to ongoing monitoring.

##### **Items Specifically Included**

- Provisional sum for demolition of existing library building complete
- Provisional sum for separation of central services to isolate future library
- Allowance for professional fees - estimate only

##### **Items Specifically Excluded**

- Basement
- Relocation costs
- Temporary & Offsite accommodation
- On-going lease costs
- Furniture, fittings and equipment including shelving, whiteboards, pinboards, artworks, feature finishes, audio equipment and cabling and kitchenette fitout
- AV / Phone / PABX system costs

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- Removal of hazardous materials (Incl. Asbestos)
- Treatment of Contamination
- Landscaping
- Removal and disposal of any contaminants within the building and surrounds
- Site investigation costs including geotechnical investigation
- Goods and Services Tax (GST)

#### **Documents**

- No design documents/drawings/specifications; and the like, provided.

# WCC Library

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Location Summary

GFA: Gross Floor Area

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A ENABLING WORKS/DEMOLITION/CAMPUS SERVICES ISOLATION</b>	<b>9,000</b>	<b>1,089</b>	<b>9,800,000.00</b>
<b>B SUPERSTRUCTURE</b>			
B1 SUPERSTRUCTURE	9,000	6,333	57,000,000.00
<b><i>B - SUPERSTRUCTURE</i></b>			<b><i>\$57,000,000.00</i></b>
<b>ESTIMATED NET COST</b>	<b>9,000</b>	<b>\$7,422</b>	<b>\$66,800,000.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Main Contractors Preliminary & General Costs			Incl.
Main Contractors Margin			Incl.
<b>ESTIMATED TENDER PRICE</b>	<b>9,000</b>	<b>\$7,422</b>	<b>\$66,800,000.00</b>
Design Development Contingency			\$3,340,000.00
Construction Contingency			\$3,505,000.00
<b>ESTIMATED CONSTRUCTION PRICE</b>	<b>9,000</b>	<b>\$8,183</b>	<b>\$73,645,000.00</b>
Professional Fees (WCC Provisional Fees Allowance)			\$8,835,000.00
Escalation			Excluded
Consent Costs			Excluded
GST			Excluded
Finance & Funding Costs			Excluded
Land Costs			Excluded
Insurances			Excluded
Local Authority Fees			Excluded
Marketing Costs			Excluded
Decanting Costs			Excluded
Temporary Accommodation Costs			Excluded
Library specific fitout			Excluded
FF&E			Excluded
<b>ESTIMATED TOTAL COST</b>			<b><u>\$82,480,000.00</u></b>