
PRELIM ESTIMATE - OPTION B - SEPT 2020

WELLINGTON CENTRAL LIBRARY

Wellington Central Library

Prelim Estimate - Option B - Sept 2020

Project Details

Description

Basis of Estimate

This preliminary design elemental cost estimate is based on measured quantities, historic data of similar projects and priced at rates and prices current as at September 2020, and applicable to a competitive tendered construction contract.

- Structural Strengthening and Refurbishment of existing Central Library Building

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 separation of central services to isolate future library
- Temporary shoring, de-watering; and the like
- Seismic strengthening works
- Base Build architectural fitout
- Library specific fitout
- Seismic panel upgrade & central staircase works
- Facade remedial works
- New warm roof
- Six new escalators and refurbished lifts and escalators
- Allowance for Design Development Contingency (5%)
- Allowance for professional fees - estimate only (15%)
- FF&E
- Current market pricing of selected elements

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Items Specifically Excluded

- Information & design received after Friday 25 September 2020 has not been incorporated. This information is considered included within the design development contingency.
- Construction Phase Escalation
- Consents Costs
- Goods and Services Tax (GST)
- Finance & Funding
- Land Costs
- Insurances
- Local Authority Fees
- Marketing Costs
- Decanting Costs
- Temporary Accommodation Costs
- Upgrade to unknown Liquefaction risk
- Relocation costs
- Temporary & Offsite accommodation
- On-going lease costs
- Artworks, audio visual equipment, etc
- AV / Phone / PABX system costs
- Removal of hazardous materials (Incl. Asbestos)
- Treatment of Contamination
- Landscaping to Civic Square
- Backup generator
- Rainwater harvesting
- Green star / ESD options
- Site investigation costs including geotechnical investigation

Documents

- Athfield Architects - 50% Preliminary Drawings Option B
- Athfield Architects - 50% Preliminary Design Spec Option B
- Aurecon - 253267_13 DRG Structural Drawing Book
- Aurecon - 253267_13 DRG Structural Strengthening Works Drawing Book
- Aurecon - 253267_13 Set SKT Extension Pricing
- Aurecon - 253267_13 Set ST FRP Pricing
- Aurecon - 253267_13 DFR - BS - 0001
- Aurecon - 253267_13 DRG Combined Services Drawing Book
- Aurecon - 253267_13 Electrical Drawing Book
- Aurecon - 253267_13 Fire Protection Drawing Book
- Aurecon - 253267_13 Hydraulics Drawing Book
- Aurecon - 253267_13 ICT Building Technology Drawing Book
- Aurecon - 253267_13 Mechanical Drawing Book

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Location Summary

GFA: Gross Floor Area
Rates Current At September 2020

Location	GFA m ²	Cost/m ²	Total Cost
A STRUCTURAL (INCL. ENABLING)			
A1 Enabling Works			8,276,000.00
A2 Basement Structure	4,250	1,544	6,560,000.00
A3 Superstructure	14,836	1,582	23,470,000.00
A4 Additional Mezzanine	349	1,103	385,000.00
A5 L2 Extention Works	60		
A6 GFA Adjustment	-409		
A - STRUCTURAL (INCL. ENABLING)			19,086 \$2,027 \$38,691,000.00
B BUILDING SERVICES			
B1 Basement Services	4,250	474	2,015,000.00
B2 Superstructure Services	14,836	1,058	15,691,000.00
B3 Services Infrastructure	19,086	266	5,070,000.00
B4 Vertical Transport	19,086	113	2,165,000.00
B5 Central Services Campus Separation for Library Isolation	19,086	131	2,500,000.00
B6 GFA Adjustment	-57,258		
B - BUILDING SERVICES			19,086 \$1,438 \$27,441,000.00
C ARCHITECTURAL INCL HARD FITOUT			
C1 Basement Fitout	4,250	176	750,000.00
C2 Superstructure Fitout	14,836	644	9,550,000.00
C3 Building Exterior & Roof	14,836	355	5,260,000.00
C4 Landscaping	14,836	84	1,250,000.00
C5 GFA Adjustment	-29,672		
C - ARCHITECTURAL INCL HARD FITOUT			19,086 \$881 \$16,810,000.00
D GFA ADJUSTMENT			-38,172
ESTIMATED NET COST			19,086 \$4,346 \$82,942,000.00
MARGINS & ADJUSTMENTS			
Main Contractors Preliminary & General			\$12,858,000.00
Main Contractors Margin			\$5,750,000.00
Design Development Contingency			\$5,080,000.00
Design Phase Escalation (Sept 2020 - Aug 2021)			Incl.
ESTIMATED TENDER PRICE			19,086 \$5,587 \$106,630,000.00
Construction Contingency			\$10,665,000.00
ESTIMATED CONSTRUCTION PRICE			19,086 \$6,146 \$117,295,000.00
Soft Fitout			\$9,800,000.00
Professional Fees (WCC Professional Fees Allowance)			\$19,065,000.00
Construction Phase Escalation (Sept 2021 onwards)			Excluded
Consent Costs			Excluded

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GFA: Gross Floor Area
Rates Current At September 2020

Location Summary

Location	GFA m ²	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
GST			Excluded
Finance & Funding			Excluded
Land Costs			Excluded
Insurances			Excluded
Local Authority Fees			Excluded
Marketing Costs			Excluded
Decanting Costs			Excluded
Temporary Accommodation Costs			Excluded
Upgrade to unknown Liquefaction risk			Excluded
		ESTIMATED TOTAL COST	\$146,160,000.00