PRELIM ESTIMATE - OPTION C - SEPT 2020

WELLINGTON CENTRAL LIBRARY





Wellington Central Library

Prelim Estimate - Option C - 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, for base isolation works
- Seismic strengthening works including base isolation, rattle space and seismic separation works
- Base Build architectural fitout
- Library specific fitout
- Seismic panel upgrade & central staircase works
- Facade remedial works
- New warm roof
- Six new escalators, one new basement lift and refurbished lifts
- 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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Wellington Central Library

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Description

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 C
- Athfield Architects 50% Preliminary Design Spec Option C
- Athfield Architects 50% Preliminary Design Floor Finishes Option C
- 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

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Wellington Central Library Prelim Estimate - Option C - Sept 2020

Project Details

Description	
Aurona 050007 40 Macharical Province Book	
 Aurecon - 253267_13 Mechanical Drawing Book 	

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Wellington Central Library Prelim Estimate - Option C - Sept 2020

Location Summary

GFA: Gross Floor Area Rates Current At September 2020

A STRUCTURAL (INCL. ENABLING) A1 Enabling Works A2 Basement Structure A3 Superstructure A4 Additional Mezzanine A4 Additional Mezzanine A5 L2 Extention Works A6 GFA Adjustment A - STRUCTURAL (INCL. ENABLING) BUILDING SERVICES B1 Basement Services B1 Basement Services B1 Basement Services B1 Basement Services B2 Superstructure Services B3 Services Infrastructure B4 Vertical Transport B5 Central Services Campus Seperation for Library Isolation B6 GFA Adjustment B - BUILDING SERVICES B5 Central Services Campus Seperation for Library Isolation B6 GFA Adjustment B - BUILDING SERVICES B7 Superstructure Fitout B8 Services Infrastructure B9 Superstructure Services Campus Seperation for Library Isolation B6 GFA Adjustment B - BUILDING SERVICES B7 Services Campus Seperation Services B8 Superstructure Fitout B9 Superstructure Fitout C1 Basement Fitout C2 Superstructure Fitout C3 Superstructure Fitout C4 Landscaping C5 GFA Adjustment C6 FA Adjustment C7 ARCHITECTURAL INCL HARD FITOUT C8 Superstructure Fitout C9 Superstructure C9 Superstructure C9 Superstructure C9 Superstructure C9 Superstru	Location	GFA m²	Cost/m²	Total Cost
A1 Enabling Works	A STRUCTURAL (INCL. ENABLING)			
A2 Basement Structure	· · · · · · · · · · · · · · · · · · ·			13,165,000.00
A3 Superstructure		4,250	3,391	, ,
A5 L2 Extention Works A6 GFA Adjustment A - STRUCTURAL (INCL. ENABLING) 19,206 \$2,604 \$50,005,000.00	A3 Superstructure	14,956		
A6 GFA Adjustment	A4 Additional Mezzanine	349	1,103	385,000.00
B BUILDING SERVICES B1 Basement Services 4,250 474 2,015,000.00 B Build Services 4,250 474 2,015,000.00 B2 Superstructure Services 14,956 1,049 15,690,000.00 B3 Services Infrastructure 19,206 269 5,170,000.00 B4 Vertical Transport 19,206 124 2,390,000.00 B5 Central Services Campus Seperation for Library Isolation 19,206 130 2,500,000.00 B6 GFA Adjustment B - BUILDING SERVICES 19,206 \$1,446 \$27,765,000.00 C2 ARCHITECTURAL INCL HARD FITOUT 14,956 765 11,438,000.00 C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 765 11,438,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 C6 GFA ADJUSTMENT -38,412 ESTIMATED NET COST 19,206 \$5,094 \$97,843,000.00 MARGINS & ADJUSTMENTS \$6,750,000.00 Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded Excl	A5 L2 Extention Works	60	2,583	155,000.00
B BUILDING SERVICES 4,250 474 2,015,000.00 B1 Basement Services 14,956 1,049 15,690,000.00 B2 Superstructure Services 19,206 269 5,170,000.00 B3 Services Infrastructure 19,206 269 5,170,000.00 B4 Vertical Transport 19,206 124 2,390,000.00 B5 Central Services Campus Seperation for Library Isolation 19,206 130 2,500,000.00 B6 GFA Adjustment 57,618 19,206 \$1,446 \$27,765,000.00 C ARCHITECTURAL INCL HARD FITOUT 4,250 248 1,055,000.00 C2 Superstructure Fitout 4,250 248 1,055,000.00 C3 Building Exterior & Roof 14,956 765 11,438,000.00 C4 Landscaping 14,956 340 5,080,000.00 C5 GFA Adjustment -29,912 -29,912 C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 MARGINS & ADJUSTMENTS -38,412 \$1,045 \$20,073,000.00 Main Contractors Preliminary & General \$14,677,000.00	A6 GFA Adjustment	-409		
B1 Basement Services	A - STRUCTURAL (INCL. ENABLING)	19,206	\$2,604	\$50,005,000.00
B2 Superstructure Services 14,956 1,049 15,690,000.00 B3 Services Infrastructure 19,206 269 5,170,000.00 B4 Vertical Transport 19,206 124 2,390,000.00 B5 Central Services Campus Seperation for Library Isolation 19,206 130 2,500,000.00 B6 GFA Adjustment B-BUILDING SERVICES 19,206 \$1,446 \$27,765,000.00 C ARCHITECTURAL INCL HARD FITOUT 14,956 765 11,438,000.00 C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment 2-29,912	B BUILDING SERVICES			
B3 Services Infrastructure 19,206 269 5,170,000.00 B4 Vertical Transport 19,206 124 2,390,000.00 B5 Central Services Campus Seperation for Library Isolation 19,206 130 2,500,000.00 B6 GFA Adjustment 5-7,618	B1 Basement Services	4,250	474	2,015,000.00
B4 Vertical Transport 19,206 124 2,390,000.00 B5 Central Services Campus Seperation for Library Isolation 19,206 130 2,500,000.00 B6 GFA Adjustment B - BUILDING SERVICES 19,206 \$1,446 \$27,765,000.00 C ARCHITECTURAL INCL HARD FITOUT C1 Basement Fitout 4,250 248 1,055,000.00 C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 D GFA ADJUSTMENT ESTIMATED NET COST 19,206 \$5,094 \$97,843,000.00 MARGINS & ADJUSTMENTS \$14,677,000.00 Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 nowards) Excluded	B2 Superstructure Services	14,956	1,049	15,690,000.00
B5	B3 Services Infrastructure	19,206	269	5,170,000.00
B6 GFA Adjustment B - BUILDING SERVICES 19,206 \$1,446 \$27,765,000.00	B4 Vertical Transport	19,206	124	2,390,000.00
B - BUILDING SERVICES 19,206	B5 Central Services Campus Seperation for Library Isolation	19,206	130	2,500,000.00
C ARCHITECTURAL INCL HARD FITOUT C1 Basement Fitout 4,250 248 1,055,000.00 C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 -29,912 -29,912 C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 D GFA ADJUSTMENT -38,412 <t< td=""><td>B6 GFA Adjustment</td><td>-57,618</td><td></td><td></td></t<>	B6 GFA Adjustment	-57,618		
C1 Basement Fitout 4,250 248 1,055,000.00 C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 -29,912 C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 D GFA ADJUSTMENT -38,412	B - BUILDING SERVICES	19,206	\$1,446	\$27,765,000.00
C2 Superstructure Fitout 14,956 765 11,438,000.00 C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 -29,912 -29,912 -29,912 -29,912 -29,912 -20,073,000.00 -20,073,000.00 -38,412 -29,912 -29,	C ARCHITECTURAL INCL HARD FITOUT			
C3 Building Exterior & Roof 14,956 340 5,080,000.00 C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 -29,912 -29,912 -29,912 -38,412 </td <td>C1 Basement Fitout</td> <td>4,250</td> <td>248</td> <td>1,055,000.00</td>	C1 Basement Fitout	4,250	248	1,055,000.00
C4 Landscaping 14,956 167 2,500,000.00 C5 GFA Adjustment -29,912 -29,912 -29,912 -29,912 -29,912 -38,412 -	C2 Superstructure Fitout	14,956	765	11,438,000.00
C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00	C3 Building Exterior & Roof	14,956	340	5,080,000.00
C - ARCHITECTURAL INCL HARD FITOUT 19,206 \$1,045 \$20,073,000.00 D GFA ADJUSTMENT ESTIMATED NET COST 19,206 \$5,094 \$97,843,000.00 MARGINS & ADJUSTMENTS Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	C4 Landscaping	14,956	167	2,500,000.00
D GFA ADJUSTMENT	C5 GFA Adjustment	-29,912		
ESTIMATED NET COST 19,206 \$5,094 \$97,843,000.00 MARGINS & ADJUSTMENTS Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	C - ARCHITECTURAL INCL HARD FITOUT	19,206	\$1,045	\$20,073,000.00
MARGINS & ADJUSTMENTS Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	D GFA ADJUSTMENT	-38,412		
Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	ESTIMATED NET COST	19,206	\$5,094	\$97,843,000.00
Main Contractors Preliminary & General \$14,677,000.00 Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded				
Main Contractors Margin \$6,750,000.00 Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	MARGINS & ADJUSTMENTS			
Design Development Contingency \$5,965,000.00 Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Main Contractors Preliminary & General			\$14,677,000.00
Design Phase Escalation (Sept 2020 - Aug 2021) Incl. ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Main Contractors Margin			\$6,750,000.00
ESTIMATED TENDER PRICE 19,206 \$6,521 \$125,235,000.00 Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Design Development Contingency			\$5,965,000.00
Construction Contingency \$12,525,000.00 ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Design Phase Escalation (Sept 2020 - Aug 2021)			Incl.
ESTIMATED CONSTRUCTION PRICE 19,206 \$7,173 \$137,760,000.00 Soft Fitout Professional Fees (WCC Professional Fees Allowance) Construction Phase Escalation (Sept 2021 onwards) Excluded	ESTIMATED TENDER PRICE	19,206	\$6,521	\$125,235,000.00
Soft Fitout \$9,800,000.00 Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Construction Contingency			\$12,525,000.00
Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	ESTIMATED CONSTRUCTION PRICE	19,206	\$7,173	\$137,760,000.00
Professional Fees (WCC Professional Fees Allowance) \$22,135,000.00 Construction Phase Escalation (Sept 2021 onwards) Excluded	Soft Fitout			\$9,800,000 00
Construction Phase Escalation (Sept 2021 onwards) Excluded				
	·			
	Consent Costs			Excluded

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Wellington Central Library Prelim Estimate - Option C - Sept 2020

Location Summary

GFA: Gross Floor Area Rates Current At September 2020

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Location	GFA m²	Cost/m²	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			\$169,695,000.00

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