

Executive Summary

Project: Karori Community Hall (KCH)
 Estimate: High-Level Replacement (m2) Estimate |
 Date: 21 October 2024



No.	Description	Quantity	Unit	Rate	Total
High Level Rebuild Feasibility					
1	Site Preparation - Demolition and Site Clearance	595	m2	378	225,000
2	Building Works - Auditorium	250	m2	6,560	1,640,000
3	Building Works - Foyer	130	m2	10,154	1,320,000
4	Building Works - Bathrooms	85	m2	7,529	640,000
5	Building Works - Back of House (Meeting, Store, Change and Corridors)	130	m2	5,500	715,000
6	Siteworks	325	m2	508	165,000
TOTAL CONSTRUCTION COSTS					4,705,000
7	FF&E				Excluded
8	Future Cost Escalation [Provisional]				200,000
9	Contingencies				510,000
10	Consultant and Consent Fees				745,000
TOTAL					6,160,000
<u>Clarifications</u>					
Based on original 2016 Shand Shelton design drawings and Architecture HDT Preliminary Design drawings April 2023					
Includes allowance for H1 upgrade to envelope and additional fire requirements to Lobby					
Based on high-level m2 rates only					
Excludes:					
Removal of asbestos, contaminated soil or other hazardous materials.					
Unknow ground conditions.					
Relocation of in-ground services.					
ESD / Green Star initiatives.					
Upgrade of Council infrastructure services.					
AV, IT and F.F.&E..					
Resource Consent & RMA Fees.					
Non-competitive tendering.					
Land costs.					
Contract Works Insurance.					
Legal, marketing, branding and finance costs.					
Future cost escalation and exchange rate fluctuations in excess of Provisional allowance.					
G.S.T.					