ROUGH ORDER OF COSTS - TURANGA EQUIVALENT

WCC LIBRARY
**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
WCC Library
Rough Order of Costs - Turanga Equivalent

Project Details

Description

- 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

## Rough Order of Costs - Turanga Equivalent

### Location Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>GFA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A ENABLING WORKS/DEMOLITION/CAMPUS SERVICES ISOLATION</td>
<td>9,000</td>
<td>1,089</td>
<td>9,800,000.00</td>
</tr>
<tr>
<td>B SUPERSTRUCTURE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1 SUPERSTRUCTURE</td>
<td>9,000</td>
<td>6,333</td>
<td>57,000,000.00</td>
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</tbody>
</table>

*B - SUPERSTRUCTURE*  

**ESTIMATED NET COST**  

<table>
<thead>
<tr>
<th></th>
<th>GFA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>9,000</td>
<td>$7,422</td>
<td>$66,800,000.00</td>
</tr>
</tbody>
</table>

### MARGINS & ADJUSTMENTS

- Main Contractors Preliminary & General Costs  
  Incl.  
- Main Contractors Margin  
  Incl.  

**ESTIMATED TENDER PRICE**  

<table>
<thead>
<tr>
<th></th>
<th>GFA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
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<td></td>
<td>9,000</td>
<td>$7,422</td>
<td>$66,800,000.00</td>
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</tbody>
</table>

- Design Development Contingency  
  $3,340,000.00  
- Construction Contingency  
  $3,505,000.00  

**ESTIMATED CONSTRUCTION PRICE**  

<table>
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<th>GFA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9,000</td>
<td>$8,183</td>
<td>$73,645,000.00</td>
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</tbody>
</table>

- 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  

**ESTIMATED TOTAL COST**  

|         |         |         | $82,480,000.00 |
