

FEASIBILITY ESTIMATE

LUGGATE HALL FEASIBILITY ESTIMATE

QUEENSTOWN LAKES DISTRICT COUNCIL


14 NOVEMBER 2018



QA INFORMATION

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NO.	REVISION DATE	DOCUMENT TITLE	AUTHORISED QA SIGNATORY		
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QLDC LUGGATE HALL

FEASIBILITY ESTIMATE



1.0 EXECUTIVE SUMMARY

At the request of Queenstown Lakes District Council (QLDC), Rider Levett Bucknall have been asked to prepare feasibility estimate(s) for a new community hall at Luggate, Otago.

RLB's brief has been to provide feasibility estimates for both 'Passive' and Non-Passive' design options.

Our estimate(s) are based on conceptual information, as such, costs need to be treated as rough 'order of costs' only. We note that no geotechnical, infrastructure, structural and building services information is available, therefore, our estimate contains a number of budget allowances which will require 'stress testing' as the design evolves.

We understand no project timelines have been set, as a result, our current cost assessment excludes any cost provision for construction cost inflation. We feel it's important to highlight that the construction market within the region continues to run at higher levels than the national average and needs to be considered as part of any business case.

All figures quoted in this report are GST exclusive.

PROJECT CAPITAL EXPENDITURE SUMMARY

Our feasibility estimate(s) can be summarised as follows:-

■ Passive Design Option	\$4,185,000 *
■ Non-Passive Design Option	\$3,820,000 *

*The above capital expenditure excludes provision for new tennis courts.

Please refer to Appendix A and B for a detailed breakdown of the above costs.

2.0 INFORMATION USED

Information used in compiling this report includes:-

- Via Architecture – Passive House Feasibility Study dated 29th October 2018.
- Various meetings with QLDC, Via Architecture and Passive Design experts during the period of October 2018.

3.0 PROCUREMENT

Costs assume that the works will be competitively tendered as one project/works package. Should QLDC decide to negotiate the above works or seek an alternative pricing strategy our estimated costs will need to be re-evaluated.

We have assumed a traditional procurement model whereby QLDC maintain design control. Should QLDC adopt a different procurement strategy our costs will need to re-assessed accordingly.

4.0 COMMUNITY HALL DESIGN PHILOSOPHY

Following consultation with QLDC our estimated costs reflect a Community Hall which caters for community functions only. The current design and costs does not reflect a sports facility per se. A sports facility generates a different design concept with specialist finishes as well as a larger building footprint and greater floor to ceiling height.

Notwithstanding the above, our current costs do include specialist acoustics (to hall space) as well as robust

finishes to mitigate impact treatment.

5.0 PASSIVE DESIGN

Below summarises key differences in scope between 'Passive' and 'Non-Passive' design concepts:-

- Greater insulation levels to concrete slab as well as insulated edge beams.
- Greater level of specification to external walls including double layer of timber framing.
- Greater level of insulation to roof cavity.
- Creation of an airtight layer within the building envelope to prevent air loss. This is created with a layer of specialist membrane (Intello), along with an increase in timbers and sub-strate for fixing etc.
- Triple glazed windows in lieu of double-glazed.
- Specialist ventilation system including integrated controls with the building heating and cooling system(s).

6.0 COST OBSERVATIONS

RLB note that the attached capital expenditure estimate(s) reflect a relatively high capital expenditure when expressed as a sq/m2 cost. We feel it is important to note that analysing this current forecast expenditure on this basis can be somewhat misleading as the building footprint is small. The inclusion of passive design, commercial kitchen, specialist acoustics, as well as number of WC facilities over a small footprint generates a distorted rate, thus, this needs to be considered with any benchmarking analysis.

7.0 CLARIFICATIONS & ASSUMPTIONS

The following is a list of clarifications and assumptions made in compiling this report:-

- Our costs reflect Location B in terms of building location.
- In conjunction with the above comments should QLDC consider Location C or an alternative location (further away from Main Road), then additional costs are likely to apply.
- As noted in our Executive Summary currently there is no design information related to infrastructure, building structure and building services. Thus, costs have been calculated based on cost data obtained from similar buildings. We highly recommend costs are 're-tested' once design information becomes available.
- Our estimates assumes parking provision for 20 new car park spaces only which are located adjacent Hopkins Street. Should a community event require greater parking numbers we assume the community will use the surrounding land and/or park along Hopkins Street.
- We have assumed that the extent of external works surrounding the new hall is relatively minor with only small levels of costing for paving, soft landscaping, bike racks etc. We recommend that our current scope and costs are tested with the community to ensure common alignment.
- In the absence of defined costs/works, RLB have adopted the following budget sums:-

• i) Consultant fees	\$540,000
• ii) Contract works insurance	\$20,000
• iii) Development Contributions	\$50,000
- We recommend these allowances are 'stress tested' with the proposed design team and QLDC's insurers.

8.0 EXCLUSIONS

The following are exclusions from our cost estimate(s), thus, separate allowances may need to be considered and added accordingly: -

- Goods and Service Tax.
- Market escalation.
- Finance/funding costs.
- QLDC internal costs.
- Legal fees.
- Via Architecture - site location A and C including associated infrastructure.
- EDC provision within new community hall.
- Seismic design greater than IL3.
- Temporary community facility (whilst existing hall closed)
- Asbestos removal and/or treatment.
- Ground contamination.
- Solar energy provision.
- New tennis courts (refer to RLB Cost Option).
- External works - playground, bike track, perimeter fencing, external buildings.
- Irrigation system(s).
- Bus/mini-bus parking.
- Exclusions as noted within main body of estimate(s).
- Project costs to date.

**APPENDIX A
PASSIVE DESIGN ESTIMATE**

APPENDIX B NON PASSIVE DESIGN ESTIMATE

QLDC LUGGATE HALL

LOCATION

FEASIBILITY ESTIMATE (REV A) - PASSIVE DESIGN (NOV 2018)

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)

Location Summary

GFA: Gross Floor Area
Rates Current At November 2018

Location		GFA m ²	Cost/m ²	Total Cost NZD
A QLDC BASE OPTION				
A1	ENABLING WORKS			95,000
A2	INFRASTRUCTURE			200,000
A3	CONSTRUCTION			
A3A	Community Hall:-			
A3A1	Sub-structure / Super-structure	401	985	395,000
A3A2	Building Envelope	401	1,858	745,000
A3A3	Internal Finishes	401	1,259	505,000
A3A4	Services	401	1,085	435,000
A3A5	Preliminaries and General	401	686	275,000
A3A6	Margin	401	399	160,000
A3A7	GFA Adjustment	-2,005		
	A3A - Community Hall:-	401	\$6,272	\$2,515,000
	A3 - CONSTRUCTION	401	\$6,272	\$2,515,000
A4	EXTERNAL WORKS			130,000
A5	NEW/REPLACEMENT TENNIS COURTS & FENCING (SEE OPTIONS)			Excl.
A6	FURNITURE, FITTINGS AND EQUIPMENT (FF&E)			100,000
A7	ESCALATION (BY OTHERS)			Excl.
A8	DESIGN AND MANAGEMENT FEES			540,000
A9	CONTRACT WORKS INSURANCE			20,000
A10	LOCAL AUTHORITY FEES - RESOURCE & BUILDING CONSENTS			35,000
A11	QLDC DEVELOPMENT CONTRIBUTIONS			50,000
A12	CONTINGENCIES			
A12A	Design Development Contingency			Incl.
A12B	Construction Contingency 10%			300,000
A12C	Project Contingency @ 5%			200,000
	A12 - CONTINGENCIES			\$500,000
A13	EXCLUSIONS			
A13A	GST			
A13B	Market Escalation - To Be Calculated by QLDC/Rationale			
A13C	Finance / Funding Costs			
A13D	QLDC Internal Costs			
A13E	Legal Fees			
A13F	Works Beyond QLDC Site Boundary			
A13G	Seismic Design Greater Than IL3			
A13H	Temporary Community Facility (Whilst Existing Hall Closed)			
A13I	Asbestos Removal and/or Treatment			
A13J	Prefabrication Procurement Model			

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Summary

GFA: Gross Floor Area
Rates Current At November 2018

Location		GFA m ²	Cost/m ²	Total Cost NZD
A13K	Ground Contamination Removal			
A13L	Solar Energy Provision			
A13M	'EDC' Fit Out			
A13N	External Works - Playground, Bike Track, Perimeter Fencing to Site, External Buildings/Shelters/Irrigation			
A13O	Operational Expenditure			
A13P	Exclusions as Noted in Main Body of Estimate			
A13Q	Projects Cost to Date			
<i>A13 - EXCLUSIONS</i>				
A - QLDC BASE OPTION		401	\$10,436	\$4,185,000
B COST OPTION - NEW TENNIS COURTS (X2)				400,000
ESTIMATED TOTAL COST		401	\$11,434	\$4,585,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A1 ENABLING WORKS**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
SP Site Preparation				
232 *** DEMOLITION WORKS ***	Note			0
230 Disconnect existing services and infrastructure	Item			6,000
231 Demolition of existing hall inc foundations; make good	m ²	283	160.0	45,280
234 Break up and remove existing tennis courts (x2)	m ²	1,266		Incl.
233 *** SITE PREPARATION WORKS ***	Note			0
235 General site preparation works	m ²	2,579	14.0	36,106
236 Miscellaneous demolition	Item			2,614
Site Preparation				\$90,000
MG Margins				
112 Margin (6.5%)	Item			5,850
379 Rounding	Item			-850
Margins				\$5,000
ENABLING WORKS				\$95,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A2 INFRASTRUCTURE**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PB Sanitary Plumbing				
117 Mains water connection (Budget Allowance)	No	1	7,500.0	7,500
191 Water meters complete	No	1	3,500.0	3,500
119 Main water reticulation from site boundary to building. No details of reticulation route (Budget Allowance)	m	80	175.0	14,000
190 Booster pumps	Item			Excl.
Sanitary Plumbing				\$25,000
FS Fire Services				
189 Fire mains connection (Budget Allowance)	Item			7,500
202 Fire main reticulation from site boundary to building	m	80	175.0	14,000
237 Booster pumps	Item			Excl.
Fire Services				\$21,500
EL Electrical Services				
241 New transformer - assumed new load similar to existing	Item			Excl.
123 Power mains connections at boundary	No	1	15,000.0	15,000
129 Power cable from boundary to building. No details of reticulation route (Budget Allowance)	m	100	300.0	30,000
Electrical Services				\$45,000
SS Special Services				
199 *** TELECOM SERVICES ***	Note			0
193 Telcom connection at boundary	No	1	3,500.0	3,500
134 Telecom reticulation complete. No details of reticulation route (Budget Allowance)	m	100	75.0	7,500
198 *** GAS MAINS ***	Note			0
197 Gas mains supply and reticulation	Item			Excl.
Special Services				\$11,000
DG Drainage				
243 *** STORMWATER ***	Note			0
246 New stormwater connection	Item			5,000
245 Stormwater drainage and reticulation. No details (Budget Allowance)	Item			20,000
102 Stormwater detention tank.	Item			Excl.
135 Pump system to stormwater to connect into mains system.	Item			Excl.
244 *** SEWER ***	Note			0
247 New sewer connection	Item			5,000
248 Sewer drainage and reticulation. No details (Budget Allowance)	Item			20,000
249 BWIC with drainage	Item			5,000
Drainage				\$55,000
DD Design Development				
196 Design development	Item			20,000
Design Development				\$20,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A2 INFRASTRUCTURE (continued)

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PG Preliminaries				
238 Traffic management associated with infrastructure works (Budget Allowance)	Item			10,000
240 General P&G - captured elsewhere	Item			Incl.
250 Rounding	Item			2,500
			Preliminaries	\$12,500
MG Margins				
112 Margin (6.5%)	Item			12,350
380 Rounding	Item			-2,350
			Margins	\$10,000
			INFRASTRUCTURE	\$200,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A1 Sub-structure / Super-structure

GFA: 401 m² Cost/m²: \$985
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
SP Site Preparation				
1 Excavate to building levels & prepare building platform	m ²	401	14.0	5,614
Site Preparation			\$14/m²	\$5,614
SB Substructure				
2 Ground beam to external wall. No details (Budget Rate)	m	83	480.0	39,840
256 Extra over for thermal detailing to ground beam edge	m	83	150.0	12,450
3 Ground beam thickenings to tie portal frame and main internal wall	m	75	300.0	22,500
257 Concrete pads to column footings	No	6	2,750.0	16,500
5 150 thick concrete slab; 150 thick hardfill; mesh; dpm; 75mm XPS	m ²	401	199.0	79,799
6 Underslab drainage. No details.	m ²	401	15.0	6,015
Substructure			\$442/m²	\$177,104
FR Frame				
127 *** PRIMARY STRUCTURE ***	Note			0
259 Glulam portal frame	No	3		Excl.
130 Steel portal frame	No	3	25,710.0	77,130
133 Secondary steel/isolated steel members (Budget Allowance)	Item			7,500
137 Fire rating of steelwork	Item			Excl.
128 *** ROOF STRUCTURE ***	Note			0
266 Roof structure - no details	m ²	492	160.0	78,720
260 Extra over for LVL purlins - assumed 1.2m spacing	m	411	75.0	30,825
Frame			\$484/m²	\$194,175
UF Upper Floors				
12 Mezzanine floor	m ²	401		Excl.
Upper Floors				Excl.
DD Design Development				
142 Design development	Item			18,845
261 Rounding	Item			-738
Design Development			\$45/m²	\$18,107
SUB-STRUCTURE / SUPER-STRUCTURE			\$985/m²	\$395,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A2 Building Envelope

GFA: 401 m² Cost/m²: \$1,858
Rates Current At November 2018

Description		Unit	Qty	Rate	Total NZD
RF	Roof				
7	Roof covering (no details) - ply diaphragm; 360mm insulation; netting etc	m ²	492	543.0	267,156
267	Extra over for Intello wrap to underside of roof -quantum for lapping etc captured in rate	m ²	417	35.0	14,595
268	Skylights	m ²			Excl.
19	Soffit lining including sub-frame - no details	m ²	75	155.0	11,625
270	Fascia and barge boards - 400mm deep	m	89	220.0	19,580
271	Gutters and downpipes	Item			13,780
276	Fall restraint system - no details (Budget Allowance)	Item			15,000
Roof				\$852/m²	\$341,736
EW	Exterior Walls and Exterior Finish				
26	External cladding on 200 thick timber frame; cavity; RAB board; 45mm Knauf insulation; Intello	m ²	419	682.0	285,758
Exterior Walls and Exterior Finish				\$713/m²	\$285,758
WW	Windows and Exterior Doors				
282	*** WINDOWS ***	Note			0
31	Triple glazed windows - refer to SEDA quote dated 5th November 2018	m ²	48	1,339.0	64,272
36	Extra value for outward opening double doors - refer to SEDA comments	No	2	3,500.0	7,000
283	*** EXTERNAL DOORS ***	Note			0
35	Glazed double doors to Hall	No	2		Incl.
38	Main entry door	No	1		Incl.
40	External doors to Kitchen	No	1	3,200.0	3,200
Windows and Exterior Doors				\$186/m²	\$74,472
SU	Sundries				
286	External signage (Budget Allowance)	Item			7,500
Sundries				\$19/m²	\$7,500
DD	Design Development				
142	Design development	Item			35,473
285	Rounding	Item			61
Design Development				\$89/m²	\$35,534
BUILDING ENVELOPE				\$1,858/m²	\$745,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A3 Internal Finishes

GFA: 401 m² Cost/m²: \$1,259
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
SC Stairs and Balustrades				
242 Timber stair from Stage to Store (three treads & three risers)	Item			2,750
Stairs and Balustrades			\$7/m²	\$2,750
PN Interior Walls				
45 Fire rated timber frame walls (underside of roof); GIB and paint - Kitchen and Plant space	m ²	77	342.0	26,334
46 Standard timber frame walls; GIB and paint	m ²	105	277.0	29,085
239 Standard timber framed walls; GIB and paint to wet area	m ²	117	292.0	34,164
Interior Walls			\$223/m²	\$89,583
DR Interior Doors				
47 Standard double core solid timber door to Entry	No	1	3,250.0	3,250
48 Standard double core solid timber door to Store	No	1	1,850.0	1,850
252 Fire rated single core solid timber door c/w seal to Kitchen/Plant	No	2	2,200.0	4,400
253 Standard single core solid door to Meeting	No	3	1,350.0	4,050
254 Standard single core solid door to WC	No	8	1,350.0	10,800
255 Standard single core solid door to Store	No	1	1,250.0	1,250
Interior Doors			\$64/m²	\$25,600
FF Floor Finishes				
49 Timber flooring within Entry	m ²	17	260.0	4,420
51 Timber flooring within Hall	m ²	218	260.0	56,680
361 Specialist sports floor to Hall	m ²	218		Excl.
52 Raised timber floor to stage	m ²	35	480.0	16,800
53 Heavy duty vinyl to Kitchen	m ²	36	160.0	5,760
170 Vinyl to WC space	m ²	27	130.0	3,510
269 Vinyl cove to last	m	56	28.0	1,568
54 Carpet tile to Meeting	m ²	29	95.0	2,755
55 Selected finish to Circulation	m ²	14	130.0	1,820
56 Selected finish to Store	m ²	14		Excl.
265 Selected finish to Plant	m ²	12		Excl.
262 Matwell	m ²	3	1,500.0	4,500
Floor Finishes			\$244/m²	\$97,813
WF Wall Finishes				
364 Decortech plywood panelling	m ²	163		Excl.
278 Plywood incl. finish to internal face of external wall to Hall and Entry	m ²	163	155.0	25,265
280 Stainless steel lining to internal face of external wall to Kitchen	m ²	29	200.0	5,800
279 Gib incl. paint to internal face of external wall to balance of area	m ²	70	78.0	5,460
281 Extra value for ply finish to Entry and Hall	m ²	197	112.0	22,064
284 Extra value for stainless steel lining to Kitchen	m ²	31	118.0	3,658

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A3 Internal Finishes (continued)

GFA: 401 m² Cost/m²: \$1,259
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
58 Box out and line steel portals to 4200 high	No	8	1,130.0	9,040
226 Spalsh back to hand basins	No	7	476.0	3,332
171 Skirting to walls. No details	m ²	254	16.0	4,064
Wall Finishes			\$196/m²	\$78,683
CF Ceiling Finishes				
63 Suspended ceiling to Meeting, WC, Circulation, Kitchen, Plant, Stage and Store	m ²	165	112.0	18,480
172 Acoustic ceiling direct fixed to secondary frame from ceiling strucutre to Entry and Hall	m ²	251	350.0	87,850
65 Extra value for WC ceilings	m ²	27	8.0	216
272 Extra value for Kitchen ceilings	m ²	36	38.0	1,368
Ceiling Finishes			\$269/m²	\$107,914
FT Fittings and Fixtures				
173 Allowance for heritage feature to Entry. No details (budget allowance)	Item			5,000
273 Shelving within store. No details (budget allowance)	m	10	350.0	3,500
275 Fittings to WC's	No	7	465.0	3,255
288 Joinery to Meeting Room	Item			Excl.
289 Joinery to Stage - no details (Budget allowance)	Item			2,000
362 Basketball Hoops and associated structure	Item			Excl.
363 Timing clocks	Item			Excl.
333 *** COMMERCIAL KITCHEN ***	Note			0
334 Commercial kitchen - no details (Budget Allowance)	Item			60,000
335 Extract hood system complete - see HVAC services	Item			Incl.
Fittings and Fixtures			\$184/m²	\$73,755
SU Sundries				
342 Internal signage - no details (Budget Allowance)	Item			2,000
343 Services protection/caging to Hall space - no details (Budget Allowance)	Item			3,500
Sundries			\$14/m²	\$5,500
DD Design Development				
142 Design development	Item			24,080
365 Rounding	Item			-678
Design Development			\$58/m²	\$23,402
INTERNAL FINISHES			\$1,259/m²	\$505,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A4 Services

GFA: 401 m² Cost/m²: \$1,085
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PB Sanitary Plumbing				
301 *** PLUMBING WORKS ***	Note			0
298 WC complete - no details (Budget Allowance)	No	7	1,350.0	9,450
76 WHB c/w tapware - no details (Budget Allowance)	No	7	1,250.0	8,750
304 Shower provision	No			Excl.
78 Kitchen sink complete - no details (Budget Allowance)	No	1	2,500.0	2,500
83 Hot and cold water pipework reticulation	m ²	401	30.0	12,030
84 Waste pipework reticulation	m ²	401	18.0	7,218
300 Hot water heating system - no details (Budget Allowance)	Item			8,500
303 Billi chiller/boiler unit	Item			Excl.
302 *** GAS WORKS ***	Note			0
306 Gas pipework reticulation	m ²	401	7.0	2,807
307 Valves/regulators/meters	Item			3,500
308 External taps	No	3	450.0	1,350
305 *** OTHER ***	Note			0
177 BWIC with plumbing services	Item			2,000
Sanitary Plumbing			\$145/m²	\$58,105
HV Heating and Ventilation Services				
310 *** HEATING & COOLING ***	Note			0
86 Ducted air conditioning system complete	m ²	401	340.0	136,340
87 Underfloor heating	m ²	401		Excl.
337 Air curtain to Entry	Item			Excl.
330 Electrical for mechanical	m ²	401		Incl.
311 *** PASSIVE VENTILATION ***	Note			0
316 Swegon ventilation system complete	Item			34,000
331 Passive testing & certification	Item			5,000
332 Controls and integration with HVAC system	Item			6,000
312 *** GENERAL VENTILATION/EXHAUST ***	Note			0
336 Kitchen exhaust system including hood	Item			25,000
315 WC extract	Item			3,000
313 *** OTHER ***	Note			0
182 BWIC with HVAC services	Item			5,000
Heating and Ventilation Services			\$535/m²	\$214,340
FS Fire Services				
339 Fire sprinkler protection	m ²	401	62.0	24,862
341 Fire alarm services	m ²	401	15.0	6,015
360 Localised fire extinguishers	m ²	401		Incl.

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A4 Services (continued)

GFA: 401 m² Cost/m²: \$1,085
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
185 BWIC with fire services	Item			1,500
Fire Services			\$81/m²	\$32,377
EL Electrical Services				
291 *** POWER ***	Note			0
215 Localised DB complete - suitable for 3 phase	No	1	6,000.0	6,000
186 Small power generally	m ²	401	55.0	22,055
292 *** LIGHTING ***	Note			0
353 Lighting to Hall	m ²	207	115.0	23,805
354 Lighting to Entry	Item			2,500
355 Lighting to Meeting/WC's/Kitchen	m ²	94	95.0	8,930
356 Lighting to Stage inc Lighting Track	Item			15,000
352 Lighting plant space and store	m ²	20	70.0	1,400
358 Lighting control system (Dali or similar)	m ²	401		Excl.
297 External lighting - fixed off the building	Item			3,000
181 *** OTHER ***	Note			0
349 Emergency lighting	Item			3,000
359 BWIC with electrical services	Item			2,500
Electrical Services			\$220/m²	\$88,190
SS Special Services				
293 Data communication services	m ²	401	18.0	7,218
294 PA - captured in QLDC FF&E budget	m ²	401		Incl.
381 AV/Sound System	m ²	401	14.0	5,614
345 Extra over for Hearing Loop	m ²	401	22.0	8,822
295 Security Services	m ²	401		Excl.
344 CCTV provision	Item			Excl.
296 BWIC with special services	Item			750
Special Services			\$56/m²	\$22,404
DD Design Development				
142 Design development	Item			20,771
366 Rounding	Item			-1,187
Design Development			\$49/m²	\$19,584
SERVICES			\$1,085/m²	\$435,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A5 Preliminaries and General

GFA: 401 m² Cost/m²: \$686
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PG Preliminaries				
109 Preliminaries & General - assumed 40 week construction duration	No	1	245,000.0	245,000
251 Scaffold provision (Budget Allowance)	Item			30,000
			Preliminaries	\$686/m² \$275,000
			PRELIMINARIES AND GENERAL	\$686/m² \$275,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A6 Margin

GFA: 401 m² Cost/m²: \$399
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
MG Margins				
169 Margin (6.5%)	Item			160,000
	Margins		\$399/m²	\$160,000
	MARGIN		\$399/m²	\$160,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A4 EXTERNAL WORKS**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
EL Electrical Services				
327 Bollard lighting	Item			Excl.
Electrical Services				Excl.
XW External Works				
299 *** HARD LANDSCAPING ***	Note			0
274 Paving to entry	m ²	8	300.0	2,400
105 Concrete path from carpark to entry	m ²	38	130.0	4,940
219 Asphalt to carpark at front of building only	m ²	340	95.0	32,300
222 Kerbing to the above	m	68	135.0	9,180
220 Allowance for line marking	Item			2,000
346 Transition/interface works with existing Hopkins Street	Item			5,000
328 Fixed bollards to parking area	Item			3,500
367 Other hard landscaping	Item			20,000
104 *** SOFT LANDSCAPING ***	Note			4,000
144 Grass to south and west perimeter of building	m ²	188	35.0	6,580
223 Planting to north perimeter of building	m ²	130	45.0	5,850
224 General landscaping interfaces yet to be detailed	Item			10,000
347 Irrigation works	Item			Excl.
317 *** OTHER EXTERNAL WORKS ***	Note			0
318 Street furniture incl bike racks - no details (Budget Allowance)	Item			15,000
326 *** OTHER EXTERNAL WORKS ***	Note			0
320 Playground	Item			Excl.
321 Tennis court	Item			Excl.
322 Bike track	Item			Excl.
323 Fencing	Item			Excl.
324 External WC block	Item			Excl.
325 External changing rooms	Item			Excl.
External Works				\$120,750
PG Preliminaries				
110 Preliminaries & General	Item			Incl.
Preliminaries				Incl.
MG Margins				
112 Margin (6.5%)	Item			7,849
348 Rounding	Item			1,401
Margins				\$9,250
EXTERNAL WORKS				\$130,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Location Elements/Trades/Main Heading Item

B COST OPTION - NEW TENNIS COURTS (X2)

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
EL Electrical Services				
375 Power and lighting infrastructure	Item			Excl.
373 External Lighting	No	4		Excl.
Electrical Services				Excl.
XW External Works				
368 New tennis courts complete - Domestic Standard (Not LTA Sizing) COURT SPECIFICATION TO BE CONFIRMED	m ²	1,200	180.0	216,000
369 Perimeter fencing	m	173	240.0	41,520
370 Nets and posts	Item			20,000
371 Perimeter paving	m ²	251	160.0	40,160
372 Changing Rooms/Shelter	Item			Excl.
377 Other works associated with new Tennis Courts	Item			20,000
External Works				\$337,680
PG Preliminaries				
374 P&G costs	Item			30,000
Preliminaries				\$30,000
MG Margins				
376 Margin @ 6.5%	Item			25,000
378 Rounding	Item			7,320
Margins				\$32,320
COST OPTION - NEW TENNIS COURTS (X2)				\$400,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - PASSIVE DESIGN (NOV 2018)**

Elements/Trades/Main Heading Summary

Gross Floor Area: 401 m²
Rates Current At November 2018

Description		%	Cost/m ²	Total Cost NZD
SP	Site Preparation	2.1%	\$238	\$95,614
SB	Substructure	3.9%	\$442	\$177,104
FR	Frame	4.2%	\$484	\$194,175
UF	Upper Floors			Excl.
RF	Roof	7.5%	\$852	\$341,736
EW	Exterior Walls and Exterior Finish	6.2%	\$713	\$285,758
WW	Windows and Exterior Doors	1.6%	\$186	\$74,472
SC	Stairs and Balustrades	0.1%	\$7	\$2,750
PN	Interior Walls	2.0%	\$223	\$89,583
DR	Interior Doors	0.6%	\$64	\$25,600
FF	Floor Finishes	2.1%	\$244	\$97,813
WF	Wall Finishes	1.7%	\$196	\$78,683
CF	Ceiling Finishes	2.4%	\$269	\$107,914
FT	Fittings and Fixtures	3.8%	\$433	\$173,755
PB	Sanitary Plumbing	1.8%	\$207	\$83,105
HV	Heating and Ventilation Services	4.7%	\$535	\$214,340
FS	Fire Services	1.2%	\$134	\$53,877
EL	Electrical Services	2.9%	\$332	\$133,190
SS	Special Services	0.7%	\$83	\$33,404
DG	Drainage	1.2%	\$137	\$55,000
XW	External Works	10.0%	\$1,143	\$458,430
SU	Sundries	0.3%	\$32	\$13,000
DD	Design Development	2.5%	\$291	\$116,627
PG	Preliminaries	6.9%	\$792	\$317,500
MG	Margins	4.7%	\$540	\$216,570
CN	Contingencies	10.9%	\$1,247	\$500,000
PF	Professional fees	11.8%	\$1,347	\$540,000
CI	Consents & Insurances	1.9%	\$212	\$85,000
ES	Escalation			Excl.
NA	Not Applicable	0.4%	\$50	\$20,000
ESTIMATED TOTAL COST			\$11,434	\$4,585,000

QLDC LUGGATE HALL

LOCATION

FEASIBILITY ESTIMATE (REV A) - NON PASSIVE (NOV 2018)

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Summary

 GFA: Gross Floor Area
 Rates Current At November 2018

Location		GFA m ²	Cost/m ²	Total Cost NZD
A QLDC BASE OPTION				
A1	ENABLING WORKS			95,000
A2	INFRASTRUCTURE			200,000
A3	CONSTRUCTION			
A3A	Community Hall:-			
A3A1	Sub-structure / Super-structure	401	873	350,000
A3A2	Building Envelope	401	1,272	510,000
A3A3	Internal Finishes	401	1,247	500,000
A3A4	Services	401	973	390,000
A3A5	Preliminaries and General	401	661	265,000
A3A6	Margin	401	337	135,000
A3A7	GFA Adjustment	-2,005		
	<i>A3A - Community Hall:-</i>	<i>401</i>	<i>\$5,362</i>	<i>\$2,150,000</i>
	<i>A3 - CONSTRUCTION</i>	<i>401</i>	<i>\$5,362</i>	<i>\$2,150,000</i>
A4	EXTERNAL WORKS			130,000
A5	NEW/REPLACEMENT TENNIS COURTS & FENCING (SEE OPTIONS)			Excl.
A6	FURNITURE, FITTINGS AND EQUIPMENT (FF&E)			100,000
A7	ESCALATION (BY OTHERS)			Excl.
A8	DESIGN AND MANAGEMENT FEES			540,000
A9	CONTRACT WORKS INSURANCE			20,000
A10	LOCAL AUTHORITY FEES - RESOURCE & BUILDING CONSENTS			35,000
A11	QLDC DEVELOPMENT CONTRIBUTIONS			50,000
A12	CONTINGENCIES			
A12A	Design Development Contingency			Incl.
A12B	Construction Contingency 10%			300,000
A12C	Project Contingency @ 5%			200,000
	<i>A12 - CONTINGENCIES</i>			<i>\$500,000</i>
A13	EXCLUSIONS			
A13A	GST			
A13R	Passive Design			
A13B	Market Escalation - To Be Calculated by QLDC/Rationale			
A13C	Finance / Funding Costs			
A13D	QLDC Internal Costs			
A13E	Legal Fees			
A13F	Works Beyond QLDC Site Boundary			
A13G	Seismic Design Greater Than IL3			
A13H	Temporary Community Facility (Whilst Existing Hall Closed)			
A13I	Asbestos Removal and/or Treatment			

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Summary

GFA: Gross Floor Area
Rates Current At November 2018

Location		GFA m ²	Cost/m ²	Total Cost NZD
A13J	Prefabrication Procurement Model			
A13K	Ground Contamination Removal			
A13L	Solar Energy Provision			
A13M	'EDC' Fit Out			
A13N	External Works - Playground, Bike Track, Perimeter Fencing to Site, External Buildings/Shelters/Irrigation			
A13O	Operational Expenditure			
A13P	Exclusions as Noted in Main Body of Estimate			
A13Q	Projects Cost to Date			
		<i>A13 - EXCLUSIONS</i>		
		<i>A - QLDC BASE OPTION</i>	<i>401</i>	<i>\$9,526</i>
				<i>\$3,820,000</i>
B	COST OPTION - NEW TENNIS COURTS (X2)			400,000
		ESTIMATED TOTAL COST	401	\$10,524
				\$4,220,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A1 ENABLING WORKS**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
SP Site Preparation				
232 *** DEMOLITION WORKS ***	Note			0
230 Disconnect existing services and infrastructure	Item			6,000
231 Demolition of existing hall inc foundations; make good	m ²	283	160.0	45,280
234 Break up and remove existing tennis courts (x2)	m ²	1,266		Incl.
233 *** SITE PREPARATION WORKS ***	Note			0
235 General site preparation works	m ²	2,579	14.0	36,106
236 Miscellaneous demolition	Item			2,614
Site Preparation				\$90,000
MG Margins				
112 Margin (6.5%)	Item			5,850
380 Rounding	Item			-850
Margins				\$5,000
ENABLING WORKS				\$95,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A2 INFRASTRUCTURE**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PB Sanitary Plumbing				
117 Mains water connection (Budget Allowance)	No	1	7,500.0	7,500
191 Water meters complete	No	1	3,500.0	3,500
119 Main water reticulation from site boundary to building. No details of reticulation route (Budget Allowance)	m	80	175.0	14,000
190 Booster pumps	Item			Excl.
Sanitary Plumbing				\$25,000
FS Fire Services				
189 Fire mains connection (Budget Allowance)	Item			7,500
202 Fire main reticulation from site boundary to building	m	80	175.0	14,000
237 Booster pumps	Item			Excl.
Fire Services				\$21,500
EL Electrical Services				
241 New transformer - assumed new load similar to existing	Item			Excl.
123 Power mains connections at boundary	No	1	15,000.0	15,000
129 Power cable from boundary to building. No details of reticulation route (Budget Allowance)	m	100	300.0	30,000
Electrical Services				\$45,000
SS Special Services				
199 *** TELECOM SERVICES ***	Note			0
193 Telcom connection at boundary	No	1	3,500.0	3,500
134 Telecom reticulation complete. No details of reticulation route (Budget Allowance)	m	100	75.0	7,500
198 *** GAS MAINS ***	Note			0
197 Gas mains supply and reticulation	Item			Excl.
Special Services				\$11,000
DG Drainage				
243 *** STORMWATER ***	Note			0
246 New stormwater connection	Item			5,000
245 Stormwater drainage and reticulation. No details (Budget Allowance)	Item			20,000
102 Stormwater detention tank.	Item			Excl.
135 Pump system to stormwater to connect into mains system.	Item			Excl.
244 *** SEWER ***	Note			0
247 New sewer connection	Item			5,000
248 Sewer drainage and reticulation. No details (Budget Allowance)	Item			20,000
249 BWIC with drainage	Item			5,000
Drainage				\$55,000
DD Design Development				
196 Design development	Item			20,000
Design Development				\$20,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A2 INFRASTRUCTURE (continued)

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PG Preliminaries				
238 Traffic management associated with infrastructure works (Budget Allowance)	Item			10,000
240 General P&G - captured elsewhere	Item			Incl.
250 Rounding	Item			2,500
	Preliminaries			\$12,500
MG Margins				
112 Margin (6.5%)	Item			12,350
381 Rounding	Item			-2,350
	Margins			\$10,000
	INFRASTRUCTURE			\$200,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A1 Sub-structure / Super-structure

GFA: 401 m² Cost/m²: \$873
Rates Current At November 2018

Description		Unit	Qty	Rate	Total NZD
SP	Site Preparation				
1	Excavate to building levels & prepare building platform	m ²	401	14.0	5,614
	Site Preparation			\$14/m²	\$5,614
SB	Substructure				
2	Ground beam to external wall. No details (Budget Rate)	m	83	480.0	39,840
256	Extra over for thermal detailing to ground beam edge	m	83		Excl.
3	Ground beam thickenings to tie portal frame and main internal wall	m	75	300.0	22,500
257	Concrete pads to column footings	No	6	2,750.0	16,500
5	150 thick concrete slab; 150 thick hardfill; mesh; dpm; 50mm XPS	m ²	401	174.0	69,774
6	Underslab drainage. No details.	m ²	401	15.0	6,015
	Substructure			\$386/m²	\$154,629
FR	Frame				
127	*** PRIMARY STRUCTURE ***	Note			0
259	Glulam portal frame	No	3		Excl.
130	Steel portal frame	No	3	25,710.0	77,130
133	Secondary steel/isolated steel members (Budget Allowance)	Item			7,500
137	Fire rating of steelwork	Item			Excl.
128	*** ROOF STRUCTURE ***	Note			0
266	Roof structure - no details	m ²	492	152.0	74,784
379	Extra over for purlins - assumed 1.2m spacing	m	411	32.0	13,152
260	Extra over for LVL purlins - assumed 1.2m spacing	m	411		Excl.
	Frame			\$430/m²	\$172,566
UF	Upper Floors				
12	Mezzanine floor	m ²	401		Excl.
	Upper Floors				Excl.
DD	Design Development				
142	Design development	Item			16,641
261	Rounding	Item			550
	Design Development			\$43/m²	\$17,191
	SUB-STRUCTURE / SUPER-STRUCTURE			\$873/m²	\$350,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A2 Building Envelope

GFA: 401 m² Cost/m²: \$1,272
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
RF Roof				
7 Roof covering (no details) - ply diaphragm; insulation; netting etc	m ²	492	331.0	162,852
267 Extra over for Intello wrap to underside of roof -quantum for lapping etc captured in rate	m ²	417		Excl.
268 Skylights	m ²			Excl.
19 Soffit lining including sub-frame - no details	m ²	75	155.0	11,625
270 Fascia and barge boards - 400mm deep	m	89	220.0	19,580
271 Gutters and downpipes	Item			13,780
276 Fall restraint system - no details (Budget Allowance)	Item			15,000
Roof			\$556/m²	\$222,837
EW Exterior Walls and Exterior Finish				
26 External cladding on 100thick timber frame; cavity; RAB board; insulation	m ²	419	462.0	193,578
Exterior Walls and Exterior Finish			\$483/m²	\$193,578
WW Windows and Exterior Doors				
282 *** WINDOWS ***	Note			0
31 Double glazed windows	m ²	48	1,100.0	52,800
36 Extra value for outward opening double doors	No	2	3,500.0	7,000
283 *** EXTERNAL DOORS ***	Note			0
35 Glazed double doors to Hall	No	2		Incl.
38 Main entry door	No	1		Incl.
40 External doors to Kitchen	No	1	3,200.0	3,200
Windows and Exterior Doors			\$157/m²	\$63,000
SU Sundries				
286 External signage (Budget Allowance)	Item			7,500
Sundries			\$19/m²	\$7,500
DD Design Development				
142 Design development	Item			24,345
285 Rounding	Item			-1,260
Design Development			\$58/m²	\$23,085
BUILDING ENVELOPE			\$1,272/m²	\$510,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A3 Internal Finishes

GFA: 401 m² Cost/m²: \$1,247
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
SC Stairs and Balustrades				
242 Timber stair from Stage to Store (three treads & three risers)	Item			2,750
Stairs and Balustrades			\$7/m²	\$2,750
PN Interior Walls				
45 Fire rated timber frame walls (underside of roof); GIB and paint - Kitchen and Plant space	m ²	77		Excl.
46 Standard timber frame walls; GIB and paint	m ²	182	277.0	50,414
239 Standard timber framed walls; GIB and paint to wet area	m ²	117	292.0	34,164
Interior Walls			\$211/m²	\$84,578
DR Interior Doors				
47 Standard double core solid timber door to Entry	No	1	3,250.0	3,250
48 Standard double core solid timber door to Store	No	1	1,850.0	1,850
252 Fire rated single core solid timber door c/w seal to Kitchen/Plant	No	2	2,200.0	4,400
253 Standard single core solid door to Meeting	No	3	1,350.0	4,050
254 Standard single core solid door to WC	No	8	1,350.0	10,800
255 Standard single core solid door to Store	No	1	1,250.0	1,250
Interior Doors			\$64/m²	\$25,600
FF Floor Finishes				
49 Timber flooring within Entry	m ²	17	260.0	4,420
51 Timber flooring within Hall	m ²	218	260.0	56,680
361 Specialist sports floor to Hall	m ²	218		Excl.
52 Raised timber floor to stage	m ²	35	480.0	16,800
53 Heavy duty vinyl to Kitchen	m ²	36	160.0	5,760
170 Vinyl to WC space	m ²	27	130.0	3,510
269 Vinyl cove to last	m	56	28.0	1,568
54 Carpet tile to Meeting	m ²	29	95.0	2,755
55 Selected finish to Circulation	m ²	14	130.0	1,820
56 Selected finish to Store	m ²	14		Excl.
265 Selected finish to Plant	m ²	12		Excl.
262 Matwell	m ²	3	1,500.0	4,500
Floor Finishes			\$244/m²	\$97,813
WF Wall Finishes				
364 Decortech plywood panelling	m ²	163		Excl.
278 Plywood incl. finish to internal face of external wall to Hall and Entry	m ²	163	155.0	25,265
280 Stainless steel lining to internal face of external wall to Kitchen	m ²	29	200.0	5,800
279 Gib incl. paint to internal face of external wall to balance of area	m ²	70	78.0	5,460
281 Extra value for ply finish to Entry and Hall	m ²	197	112.0	22,064
284 Extra value for stainless steel lining to Kitchen	m ²	31	118.0	3,658

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A3 Internal Finishes (continued)

GFA: 401 m² Cost/m²: \$1,247
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
58 Box out and line steel portals to 4200 high	No	8	1,130.0	9,040
226 Spalsh back to hand basins	No	7	476.0	3,332
171 Skirting to walls. No details	m ²	254	16.0	4,064
Wall Finishes			\$196/m²	\$78,683
CF Ceiling Finishes				
63 Suspended ceiling to Meeting, WC, Circulation, Kitchen, Plant, Stage and Store	m ²	165	112.0	18,480
172 Acoustic ceiling direct fixed to secondary frame from ceiling strucutre to Entry and Hall	m ²	251	350.0	87,850
65 Extra value for WC ceilings	m ²	27	8.0	216
272 Extra value for Kitchen ceilings	m ²	36	38.0	1,368
Ceiling Finishes			\$269/m²	\$107,914
FT Fittings and Fixtures				
173 Allowance for heritage feature to Entry. No details (budget allowance)	Item			5,000
273 Shelving within store. No details (budget allowance)	m	10	350.0	3,500
275 Fittings to WC's	No	7	465.0	3,255
288 Joinery to Meeting Room	Item			Excl.
289 Joinery to Stage - no details (Budget allowance)	Item			2,000
362 Basketball Hoops and associated structure	Item			Excl.
363 Timing clocks	Item			Excl.
333 *** COMMERCIAL KITCHEN ***	Note			0
334 Commercial kitchen - no details (Budget Allowance)	Item			60,000
335 Extract hood system complete - see HVAC services	Item			Incl.
Fittings and Fixtures			\$184/m²	\$73,755
SU Sundries				
342 Internal signage - no details (Budget Allowance)	Item			2,000
343 Services protection/caging to Hall space - no details (Budget Allowance)	Item			3,500
Sundries			\$14/m²	\$5,500
DD Design Development				
142 Design development	Item			23,830
365 Rounding	Item			-423
Design Development			\$58/m²	\$23,407
INTERNAL FINISHES			\$1,247/m²	\$500,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A3 CONSTRUCTION**

A3A Community Hall:-

A3A4 Services

GFA: 401 m² Cost/m²: \$973
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PB Sanitary Plumbing				
301 *** PLUMBING WORKS ***	Note			0
298 WC complete - no details (Budget Allowance)	No	7	1,350.0	9,450
76 WHB c/w tapware - no details (Budget Allowance)	No	7	1,250.0	8,750
304 Shower provision	No			Excl.
78 Kitchen sink complete - no details (Budget Allowance)	No	1	2,500.0	2,500
83 Hot and cold water pipework reticulation	m ²	401	30.0	12,030
84 Waste pipework reticulation	m ²	401	18.0	7,218
300 Hot water heating system - no details (Budget Allowance)	Item			8,500
303 Billi chiller/boiler unit	Item			Excl.
302 *** GAS WORKS ***	Note			0
306 Gas pipework reticulation	m ²	401	7.0	2,807
307 Valves/regulators/meters	Item			3,500
308 External taps	No	3	450.0	1,350
305 *** OTHER ***	Note			0
177 BWIC with plumbing services	Item			2,000
Sanitary Plumbing			\$145/m²	\$58,105
HV Heating and Ventilation Services				
310 *** HEATING & COOLING ***	Note			0
86 Ducted air conditioning system complete	m ²	401	340.0	136,340
87 Underfloor heating	m ²	401		Excl.
337 Air curtain to Entry	Item			Excl.
330 Electrical for mechanical	m ²	401		Incl.
311 *** PASSIVE VENTILATION ***	Note			0
316 Swegon ventilation system complete	Item			0
331 Passive testing & certification	Item			Excl.
332 Controls and integration with HVAC system	Item			Excl.
312 *** GENERAL VENTILATION/EXHAUST ***	Note			0
336 Kitchen exhaust system including hood	Item			25,000
315 WC extract	Item			3,000
313 *** OTHER ***	Note			0
182 BWIC with HVAC services	Item			5,000
Heating and Ventilation Services			\$422/m²	\$169,340
FS Fire Services				
339 Fire sprinkler protection	m ²	401	62.0	24,862
341 Fire alarm services	m ²	401	15.0	6,015
360 Localised fire extinguishers	m ²	401		Incl.

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A4 Services (continued)

GFA: 401 m² Cost/m²: \$973
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
185 BWIC with fire services	Item			1,500
Fire Services			\$81/m²	\$32,377
EL Electrical Services				
291 *** POWER ***	Note			0
215 Localised DB complete - suitable for 3 phase	No	1	6,000.0	6,000
186 Small power generally	m ²	401	55.0	22,055
292 *** LIGHTING ***	Note			0
353 Lighting to Hall	m ²	207	115.0	23,805
354 Lighting to Entry	Item			2,500
355 Lighting to Meeting/WC's/Kitchen	m ²	94	95.0	8,930
356 Lighting to Stage inc Lighting Track	Item			15,000
352 Lighting plant space and store	m ²	20	70.0	1,400
358 Lighting control system (Dali or similar)	m ²	401		Excl.
297 External lighting - fixed off the building	Item			3,000
181 *** OTHER ***	Note			0
349 Emergency lighting	Item			3,000
359 BWIC with electrical services	Item			2,500
Electrical Services			\$220/m²	\$88,190
SS Special Services				
293 Data communication services	m ²	401	18.0	7,218
294 AV/Sound System	m ²	401	14.0	5,614
382 PA system - capture in QLDC FF&E	m ²	401		Incl.
345 Extra over for Hearing Loop	m ²	401	22.0	8,822
295 Security Services	m ²	401		Excl.
344 CCTV provision	Item			Excl.
296 BWIC with special services	Item			750
Special Services			\$56/m²	\$22,404
DD Design Development				
142 Design development	Item			18,521
366 Rounding	Item			1,063
Design Development			\$49/m²	\$19,584
SERVICES			\$973/m²	\$390,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A5 Preliminaries and General

GFA: 401 m² Cost/m²: \$661
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
PG Preliminaries				
109 Preliminaries & General - assumed 38 week construction duration	No	1	235,000.0	235,000
251 Scaffold provision (Budget Allowance)	Item			30,000
Preliminaries			\$661/m²	\$265,000
PRELIMINARIES AND GENERAL			\$661/m²	\$265,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION

A3 CONSTRUCTION

A3A Community Hall:-

A3A6 Margin

GFA: 401 m² Cost/m²: \$337
Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
MG Margins				
169 Margin (6.5%)	Item			135,000
	Margins		\$337/m²	\$135,000
	MARGIN		\$337/m²	\$135,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

A QLDC BASE OPTION**A4 EXTERNAL WORKS**

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
EL Electrical Services				
327 Bollard lighting	Item			Excl.
Electrical Services				Excl.
XW External Works				
299 *** HARD LANDSCAPING ***	Note			0
274 Paving to entry	m ²	8	300.0	2,400
105 Concrete path from carpark to entry	m ²	38	130.0	4,940
219 Asphalt to carpark at front of building only	m ²	340	95.0	32,300
222 Kerbing to the above	m	68	135.0	9,180
220 Allowance for line marking	Item			2,000
346 Transition/interface works with existing Hopkins Street	Item			5,000
328 Fixed bollards to parking area	Item			3,500
367 Other hard landscaping	Item			20,000
104 *** SOFT LANDSCAPING ***	Note			4,000
144 Grass to south and west perimeter of building	m ²	188	35.0	6,580
223 Planting to north perimeter of building	m ²	130	45.0	5,850
224 General landscaping interfaces yet to be detailed	Item			10,000
347 Irrigation works	Item			Excl.
317 *** OTHER EXTERNAL WORKS ***	Note			0
318 Street furniture incl bike racks - no details (Budget Allowance)	Item			15,000
326 *** OTHER EXTERNAL WORKS ***	Note			0
320 Playground	Item			Excl.
321 Tennis court	Item			Excl.
322 Bike track	Item			Excl.
323 Fencing	Item			Excl.
324 External WC block	Item			Excl.
325 External changing rooms	Item			Excl.
External Works				\$120,750
PG Preliminaries				
110 Preliminaries & General	Item			Incl.
Preliminaries				Incl.
MG Margins				
112 Margin (6.5%)	Item			7,849
348 Rounding	Item			1,401
Margins				\$9,250
EXTERNAL WORKS				\$130,000

QLDC LUGGATE HALL**FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)**

Location Elements/Trades/Main Heading Item

B COST OPTION - NEW TENNIS COURTS (X2)

Rates Current At November 2018

Description	Unit	Qty	Rate	Total NZD
EL Electrical Services				
375 Power and lighting infrastructure	Item			Excl.
373 External Lighting	No	4		Excl.
Electrical Services				Excl.
XW External Works				
368 New tennis courts complete - Domestic Standard (Not LTA Sizing) COURT SPECIFICATION TO BE CONFIRMED	m ²	1,200	180.0	216,000
369 Perimeter fencing	m	173	240.0	41,520
370 Nets and posts	Item			20,000
371 Perimeter paving	m ²	251	160.0	40,160
372 Changing Rooms/Shelter	Item			Excl.
377 Other works associated with new Tennis Courts	Item			20,000
External Works				\$337,680
PG Preliminaries				
374 P&G costs	Item			30,000
Preliminaries				\$30,000
MG Margins				
376 Margin @ 6.5%	Item			25,000
378 Rounding	Item			7,320
Margins				\$32,320
COST OPTION - NEW TENNIS COURTS (X2)				\$400,000

QLDC LUGGATE HALL

FEASIBILITY ESTIMATE (Rev A) - NON PASSIVE (NOV 2018)

Elements/Trades/Main Heading Summary

Gross Floor Area: 401 m²
Rates Current At November 2018

Description		%	Cost/m ²	Total Cost NZD
SP	Site Preparation	2.3%	\$238	\$95,614
SB	Substructure	3.7%	\$386	\$154,629
FR	Frame	4.1%	\$430	\$172,566
UF	Upper Floors			Excl.
RF	Roof	5.3%	\$556	\$222,837
EW	Exterior Walls and Exterior Finish	4.6%	\$483	\$193,578
WW	Windows and Exterior Doors	1.5%	\$157	\$63,000
SC	Stairs and Balustrades	0.1%	\$7	\$2,750
PN	Interior Walls	2.0%	\$211	\$84,578
DR	Interior Doors	0.6%	\$64	\$25,600
FF	Floor Finishes	2.3%	\$244	\$97,813
WF	Wall Finishes	1.9%	\$196	\$78,683
CF	Ceiling Finishes	2.6%	\$269	\$107,914
FT	Fittings and Fixtures	4.1%	\$433	\$173,755
PB	Sanitary Plumbing	2.0%	\$207	\$83,105
HV	Heating and Ventilation Services	4.0%	\$422	\$169,340
FS	Fire Services	1.3%	\$134	\$53,877
EL	Electrical Services	3.2%	\$332	\$133,190
SS	Special Services	0.8%	\$83	\$33,404
DG	Drainage	1.3%	\$137	\$55,000
XW	External Works	10.9%	\$1,143	\$458,430
SU	Sundries	0.3%	\$32	\$13,000
DD	Design Development	2.4%	\$258	\$103,267
PG	Preliminaries	7.3%	\$767	\$307,500
MG	Margins	4.5%	\$478	\$191,570
CN	Contingencies	11.8%	\$1,247	\$500,000
PF	Professional fees	12.8%	\$1,347	\$540,000
CI	Consents & Insurances	2.0%	\$212	\$85,000
ES	Escalation			Excl.
NA	Not Applicable	0.5%	\$50	\$20,000
ESTIMATED TOTAL COST			\$10,524	\$4,220,000