

NAPIER WAR MEMORIAL

Concept Estimate - Options 1, 2 & 3

2 November 2018

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NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Summary



GFA: Gross floor area

Rates current at September 2018

| Level | Zone | GFA m ² | Cost/m ² | Total Cost |
|---------------------|-------------------------------|--------------------|---------------------|--------------------|
| A OPTION 1 | | | | |
| A1 | Site preparation | | | 20,000 |
| A2 | Contemplation building-9m Dia | 65 | 7,692 | 500,000 |
| A3 | Site works | | | 320,000 |
| A4 | Client supplied items | | | 515,000 |
| A5 | Consultant fees | | | 170,000 |
| A6 | Consent fees & costs | | | 15,000 |
| | | 65 | \$23,692 | \$1,540,000 |
| B OPTION 2 | | | | |
| B1 | Site preparation | | | 30,000 |
| B2 | Site works | | | 510,000 |
| B3 | Client supplied items | | | 105,000 |
| B4 | Consultant fees | | | 80,000 |
| B5 | Consent fees and costs | | | 10,000 |
| | | | | \$735,000 |
| C OPTION 3 | | | | |
| C1 | Store room extension | 97 | 3,299 | 320,000 |
| C2 | Memorial space | 70 | 5,500 | 385,000 |
| C3 | Consultants fees | | | 125,000 |
| C4 | Consent fees & costs | | | 10,000 |
| | | 167 | \$5,030 | \$840,000 |
| D EXCLUSIONS | | | | |
| D1 | GST | | | |
| D2 | Escalation beyond Dec 2018 | | | |
| D3 | Development contributions | | | |
| D4 | Resource consent fees | | | |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------|-----|------|---------------|
| A | OPTION 1 | | | | |
| A1 | Site preparation | | | | |
| | SP SITE PREPARATION | | | | |
| | 1 Demo & remove floral clock, concrete walls, railings, paths, steps | Item | | | 20,000 |
| | Element SP total | | | | 20,000 |
| | A1 Site preparation Total | | | | 20,000 |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-------------------|--|------|-----|-----------------|----------------|
| A | OPTION 1 | | | | |
| A2 | Contemplation building-9m Dia GFA 65 m2 Cost/m2 \$7,692 | | | | |
| SB | SUBSTRUCTURE | | | | |
| | 1 Foundations, subfloor fill and concrete slab | Item | | | 30,000 |
| | Element SB total | | | 462/m2 | 30,000 |
| RF | ROOF | | | | |
| | 1 GRC domed roof | Item | | | 35,000 |
| | 2 Sealer coat to GRC | Item | | | 2,000 |
| | 3 316 stainless steel spire | Item | | | 20,000 |
| | 4 Gutter and fascia | Item | | | 30,000 |
| | 5 Soffit | Item | | | 10,000 |
| | Element RF total | | | 1,492/m2 | 97,000 |
| EW | EXTERNAL WALLS | | | | |
| | 1 Block work, plaster & paint finish | Item | | | 65,000 |
| | Element EW total | | | 1,000/m2 | 65,000 |
| WW | WINDOWS AND EXTERIOR DOORS | | | | |
| | 1 Entry doors | Item | | | 10,000 |
| | 2 Faceted outlook window | Item | | | 11,000 |
| | 3 Allowance for window graphics | Item | | | 5,000 |
| | Element WW total | | | 400/m2 | 26,000 |
| FF | FLOOR FINISHES | | | | |
| | 1 Stone floor | Item | | | 16,000 |
| | Element FF total | | | 246/m2 | 16,000 |
| WF | WALL FINISHES | | | | |
| | 1 Plaster & paint finish to block work | Item | | | 15,000 |
| | Element WF total | | | 231/m2 | 15,000 |
| CF | CEILING FINISHES | | | | |
| | 1 Fibre cement, paint finish on timber framing | Item | | | 13,000 |
| | Element CF total | | | 200/m2 | 13,000 |
| FT | FITTINGS AND FIXTURES | | | | |
| | 1 Bench seating | Item | | | 20,000 |
| | Element FT total | | | 308/m2 | 20,000 |
| HV | HEATING AND VENTILATION | | | | |
| | 1 Heating, cooling | Item | | | Excl. |
| | 2 Flame extract | Item | | | 5,000 |
| | Element HV total | | | 77/m2 | 5,000 |
| Page total | | | | | 287,000 |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------------------|----------------|----------------|----------------|
| A | OPTION 1 | | | | |
| | Cont'd | | | | |
| A2 | Contemplation building-9m Dia | GFA 65 m2 | Cost/m2 | \$7,692 | Cont'd |
| FS | FIRE SERVICES | | | | |
| | 1 Fire services | Item | | | Excl. |
| | Element FS total | | | | |
| EL | ELECTRICAL SERVICES | | | | |
| | 1 Assume power from adjacent building | Item | | | 2,500 |
| | 2 Alterations to adjacent building and trenching for electrical services | Item | | | 10,000 |
| | 3 Internal base lighting | Item | | | 2,000 |
| | 4 Internal feature lighting | Item | | | 5,000 |
| | 5 External building lighting | Item | | | 10,000 |
| | 6 Emergency lighting | Item | | | 1,000 |
| | Element EL total | | | 469/m2 | 30,500 |
| DG | DRAINAGE | | | | |
| | 1 Connect to existing storm water system | Item | | | 10,000 |
| | Element DG total | | | 154/m2 | 10,000 |
| SU | SUNDRIES | | | | |
| | 1 Exterior building signage and graphics | Item | | | 30,000 |
| | 2 Gas connection for flame | Item | | | 20,000 |
| | Element SU total | | | 769/m2 | 50,000 |
| PG | PRELIMINARIES | | | | |
| | 1 Main contractors P&G | Item | | | 30,000 |
| | Element PG total | | | 462/m2 | 30,000 |
| MG | MARGINS | | | | |
| | 1 Main contractors margin - 7% | Item | | | 28,000 |
| | Element MG total | | | 431/m2 | 28,000 |
| CN | CONTINGENCIES | | | | |
| | 1 Contingency provision - 15% | Item | | | 64,500 |
| | Element CN total | | | 992/m2 | 64,500 |
| | A2 Contemplation building-9m Dia Total | | | | 500,000 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|---|------|-----|------|----------------|
| A | OPTION 1 | | | | |
| A3 | Site works | | | | |
| | XW EXTERNAL WORKS | | | | |
| | 1 1 set of existing conc steps retained | Item | | | Nil |
| | 2 New conc walls to form balustrade at existing retained steps | Item | | | 15,000 |
| | 3 Make up forecourt area where steps removed to meet top of ramp | Item | | | 10,000 |
| | 4 Retaining wall for ramp c/w foundations | Item | | | 20,000 |
| | 5 Concrete nibs to ramp | Item | | | 10,000 |
| | 6 Stone paving to ramp | Item | | | 20,000 |
| | 7 Handrail to building side of ramp | Item | | | 10,000 |
| | 8 Granite roll of honour panels - 28no | Item | | | 75,000 |
| | 9 Reinstate retained concrete planter abutting contemplation external walls | Item | | | 5,000 |
| | 10 Concrete plinths for soldier statues | Item | | | 6,000 |
| | 11 Cranage & installation of soldier statues | Item | | | 5,000 |
| | 12 Allowance for external lighting | Item | | | 20,000 |
| | 13 Four No flag poles c/w foundations in existing forecourt | Item | | | 40,000 |
| | 14 Other & future conflicts memorial | Item | | | Excl. |
| | 15 Reinstate perimeter pavings and lawn | Item | | | 10,000 |
| | Element XW total | | | | 246,000 |
| | PG PRELIMINARIES | | | | |
| | 1 Main contractors P&G | Item | | | 17,000 |
| | Element PG total | | | | 17,000 |
| | MG MARGINS | | | | |
| | 1 Main contractors margin - 7% | Item | | | 16,000 |
| | Element MG total | | | | 16,000 |
| | CN CONTINGENCIES | | | | |
| | 1 Contingency provision - 15% | Item | | | 41,000 |
| | Element CN total | | | | 41,000 |
| | A3 Site works Total | | | | 320,000 |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------|-----|---------------------------------------|----------------|
| A | OPTION 1 | | | | |
| A4 | Client supplied items | | | | |
| | SU SUNDRIES | | | | |
| | 1 Interior art work | Item | | 25,000 | |
| | 2 Bronze flame | Item | | 40,000 | |
| | 3 Bronze soldier statues - 3 different units | Item | | 450,000 | |
| | 4 Approx. \$140k saving if the same solidier mould is used | Note | | | |
| | | | | | |
| | | | | Element SU total | 515,000 |
| | | | | | |
| | | | | A4 Client supplied items Total | 515,000 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|---|------|-----|------|---------------|
| B | OPTION 2 | | | | |
| B1 | Site preparation | | | | |
| | SS SPECIAL SERVICES | | | | |
| | 1 Demo existing floral clock, steps, planters etc | Item | | | 30,000 |
| | Element SS total | | | | 30,000 |
| | B1 Site preparation Total | | | | 30,000 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------|-----|------|----------------|
| B | OPTION 2 | | | | |
| B2 | Site works | | | | |
| | XW EXTERNAL WORKS | | | | |
| | 1 Form new concrete steps c/w glass balustrades | Item | | | 16,000 |
| | 2 Form new perimeter retaining wall cut back into existing forecourt | Item | | | 18,000 |
| | 3 Reinstate forecourt paving up to new retaining wall | Item | | | 10,000 |
| | 4 Glass balustrade to retaining wall | Item | | | 15,000 |
| | 5 Alternative roll of honour plates fixed to retaining wall | Item | | | 10,000 |
| | 6 Steel framed pergola, paint finish | Item | | | 30,000 |
| | 7 Stone paving to perimeter of memorial | Item | | | 35,000 |
| | 8 Grass inner circle | Item | | | 5,000 |
| | 9 Flame surround and water feature | Item | | | 25,000 |
| | 10 Gas supply for flame & flame unit | Item | | | 25,000 |
| | 11 Allowance for drainage | Item | | | 10,000 |
| | 12 Bench seating | Item | | | 50,000 |
| | 13 Concrete nibs/foundations for roll of honour | Item | | | 5,000 |
| | 14 Install client supplied items | Item | | | 5,000 |
| | 15 New ramp | Item | | | 20,000 |
| | 16 Glass balustrade to ramp | Item | | | 20,000 |
| | 17 Stone paving to ramp | Item | | | 6,000 |
| | 18 Soft landscaping and planting. Reinstate adjacent surfaces | Item | | | 5,000 |
| | 19 External lighting | Item | | | 35,000 |
| | 20 4no flag poles | Item | | | 40,000 |
| | Element XW total | | | | 385,000 |
| | PG PRELIMINARIES | | | | |
| | 1 Main contractors P&G | Item | | | 30,000 |
| | Element PG total | | | | 30,000 |
| | MG MARGINS | | | | |
| | 1 Main contractors margin - 7% | Item | | | 28,000 |
| | Element MG total | | | | 28,000 |
| | CN CONTINGENCIES | | | | |
| | 1 Contingency provision - 15% | Item | | | 67,000 |
| | Element CN total | | | | 67,000 |
| | B2 Site works Total | | | | 510,000 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------|-----|---------------------------------------|----------------|
| B | OPTION 2 | | | | |
| B3 | Client supplied items | | | | |
| | SU SUNDRIES | | | | |
| | 1 Bronze flame | Item | | 30,000 | |
| | 2 7no 3000 x 500 x 12 thick corten box structure c/w laser lettering | Item | | 75,000 | |
| | | | | | |
| | | | | Element SU total | 105,000 |
| | | | | B3 Client supplied items Total | 105,000 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|---|------|-------|---------------|----------------|
| C | OPTION 3 | | | | |
| C1 | Store room extension GFA 97 m2 Cost/m2 \$3,299 | | | | |
| | SP SITE PREPARATION | | | | |
| | 1 Minor regrade to service yard paving approx. 20m2 (SUM) | Item | | | 10,000 |
| | 2 Remove external wall including window | m2 | 18.00 | 100.0 | 1,800 |
| | 3 Remove external wall cladding | m2 | 21.00 | 50.0 | 1,050 |
| | 4 Remove fascia and gutter | m | 5.00 | 50.0 | 250 |
| | 5 Remove internal partition | m2 | 11.00 | 50.0 | 550 |
| | 6 Remove floor coverings | m2 | 14.00 | 20.0 | 280 |
| | 7 Cut back window and eyebrow and make good against extension | Item | | | 1,000 |
| | 8 Remove downpipe | No | 1.00 | 50.0 | 50 |
| | 9 Remove lighting | Item | | | 450 |
| | Element SP total | | | 159/m2 | 15,430 |
| | FR FRAME | | | | |
| | 1 Concrete column pad | No | 6.00 | 750.0 | 4,500 |
| | 2 Structural steel columns | m | 20.00 | 1,300.0 | 26,000 |
| | 3 Structural steel beams | m | 30.00 | 950.0 | 28,500 |
| | Element FR total | | | 608/m2 | 59,000 |
| | UF UPPER FLOORS | | | | |
| | 1 Suspended concrete floor slab | m2 | 75.00 | 250.0 | 18,750 |
| | Element UF total | | | 193/m2 | 18,750 |
| | RF ROOF | | | | |
| | 1 Membrane roofing over plywood sarking and LVL rafters | m2 | 75.00 | 375.0 | 28,125 |
| | 2 Internal box gutter with membrane roofing over plywood lining | m | 9.00 | 500.0 | 4,500 |
| | 3 Eterpan fascia including cavity, framing, paint finish and cap flashing | m | 16.00 | 170.0 | 2,720 |
| | 4 Eterpan soffit lining on timber battens with paint finish | m2 | 75.00 | 225.0 | 16,875 |
| | 5 Downpipe | m | 4.00 | 75.0 | 300 |
| | Element RF total | | | 541/m2 | 52,520 |
| | EW EXTERNAL WALLS | | | | |
| | 1 Timber framing | m2 | 48.00 | 100.0 | 4,800 |
| | 2 Thermal insulation | m2 | 48.00 | 25.0 | 1,200 |
| | 3 ACP cladding system | m2 | 48.00 | 450.0 | 21,600 |
| | Element EW total | | | 285/m2 | 27,600 |
| | Page total | | | | 173,300 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|---|------|-------|---------------|----------------|
| C | OPTION 3 Cont'd | | | | |
| C1 | Store room extension GFA 97 m2 Cost/m2 \$3,299 Cont'd | | | | |
| | PN INTERNAL PARTITIONS | | | | |
| | 1 Timber framed partition lined one side with GIB lining and paint finish | m2 | 15.00 | 210.0 | 3,150 |
| | 2 Form opening in external wall for pair of doors | No | 1.00 | 1,000.0 | 1,000 |
| | Element PN total | | | 43/m2 | 4,150 |
| | DR INTERNAL DOORS | | | | |
| | 1 Pair of solid core doors and frame set complete with hardware | No | 1.00 | 3,500.0 | 3,500 |
| | Element DR total | | | 36/m2 | 3,500 |
| | WF WALL FINISHES | | | | |
| | 1 Plywood lining with paint finish | m2 | 75.00 | 200.0 | 15,000 |
| | 2 Plywood to existing wall | m2 | 32.00 | 200.0 | 6,400 |
| | Element WF total | | | 221/m2 | 21,400 |
| | CF CEILING FINISHES | | | | |
| | 1 12 ply plywood, clear intumescent finish | m2 | 97.00 | 220.0 | 21,340 |
| | Element CF total | | | 220/m2 | 21,340 |
| | FS FIRE SERVICES | | | | |
| | 1 Extension of the existing fire alarm system | Item | | | 5,000 |
| | Element FS total | | | 52/m2 | 5,000 |
| | EL ELECTRICAL SERVICES | | | | |
| | 1 New lighting and socket outlets | Item | | | 7,000 |
| | Element EL total | | | 72/m2 | 7,000 |
| | DG DRAINAGE | | | | |
| | 1 Connection of new downpipe to stormwater system | Item | | | 1,000 |
| | Element DG total | | | 10/m2 | 1,000 |
| | XW EXTERNAL WORKS | | | | |
| | 1 sarking good existing paving where new column pads installed | Item | | | 1,000 |
| | Element XW total | | | 10/m2 | 1,000 |
| | PG PRELIMINARIES | | | | |
| | 1 Main contractors P&G | Item | | | 22,310 |
| | Element PG total | | | 230/m2 | 22,310 |
| | MG MARGINS | | | | |
| | 1 Main contractors margin - 7% | Item | | | 17,000 |
| | Element MG total | | | 175/m2 | 17,000 |
| | Page total | | | | 103,700 |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|------|--|------|-----|---------------|----------------|
| C | OPTION 3 Cont'd | | | | |
| C1 | Store room extension GFA 97 m2 Cost/m2 \$3,299 Cont'd | | | | |
| | CN CONTINGENCIES | | | | |
| | 1 Contingency provision - 15% | | | | 43,000 |
| | Element CN total | | | 443/m2 | 43,000 |
| | C1 Store room extension Total | | | | 320,000 |

NAPIER WAR MEMORIAL OPTIONS - CONCEPT OPTIONS

Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ |
|-----------|--|------|-------|---------------|----------------|
| C | OPTION 3 | | | | |
| C2 | Memorial space GFA 70 m2 Cost/m2 \$5,500 | | | | |
| | SP SITE PREPARATION | | | | |
| | 1 Form opening in external wall for new window | m2 | 26.00 | 150.0 | 3,900 |
| | 2 Remove partition | m2 | 21.00 | 50.0 | 1,050 |
| | 3 Remove pair of internal doors and frame set | No | 3.00 | 150.0 | 450 |
| | Element SP total | | | 77/m2 | 5,400 |
| | EW EXTERNAL WALLS | | | | |
| | 1 Structural support for new windows | Item | | | 6,000 |
| | 2 Trim and make good external wall where new windows installed | m | 35.00 | 250.0 | 8,750 |
| | 3 Paint or make good balance of external walls | Item | | | Excl. |
| | Element EW total | | | 211/m2 | 14,750 |
| | WW WINDOWS AND EXTERIOR DOORS | | | | |
| | 1 New windows to match existing | m2 | 21.00 | 750.0 | 15,750 |
| | Element WW total | | | 225/m2 | 15,750 |
| | PN INTERNAL PARTITIONS | | | | |
| | 1 Infill existing partition where pair of doors remove | No | 2.00 | 1,000.0 | 2,000 |
| | 2 New partition to extend memorial space | m2 | 23.00 | 200.0 | 4,600 |
| | Element PN total | | | 94/m2 | 6,600 |
| | DR INTERNAL DOORS | | | | |
| | 1 New pair of automatic glass doors | No | 1.00 | 17,000.0 | 17,000 |
| | Element DR total | | | 243/m2 | 17,000 |
| | FF FLOOR FINISHES | | | | |
| | 1 600 x 600 Honed Basalt tile flooring | m2 | 70.00 | 250.0 | 17,500 |
| | Element FF total | | | 250/m2 | 17,500 |
| | WF WALL FINISHES | | | | |
| | 1 Timber panelling or tiling to curved walls | m2 | 75.00 | 300.0 | 22,500 |
| | 2 Timber panelling or tiling to walls | m2 | 24.00 | 250.0 | 6,000 |
| | 3 Paint finish to existing partition outer face | m2 | 57.00 | 20.0 | 1,140 |
| | Element WF total | | | 423/m2 | 29,640 |
| | CF CEILING FINISHES | | | | |
| | 1 13 GIB Ultraline lining with level 5 and paint finish | m2 | 70.00 | 100.0 | 7,000 |
| | Element CF total | | | 100/m2 | 7,000 |
| | FT FITTINGS AND FIXTURES | | | | |
| | 1 Display cabinet | No | 2.00 | 10,000.0 | 20,000 |
| | 2 2400 long curved central bench seat | No | 1.00 | 6,000.0 | 6,000 |
| | Element FT total | | | 371/m2 | 26,000 |
| | Page total | | | | 139,640 |

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Estimate Details



Rates current at September 2018

| Item | Description | Unit | Qty | Rate | \$ | |
|-----------|---|------------------|----------------|-----------------|----------------|--|
| C | OPTION 3 | Cont'd | | | | |
| C2 | Memorial space | GFA 70 m2 | Cost/m2 | \$5,500 | Cont'd | |
| | HV HEATING AND VENTILATION | | | | | |
| | 1 HVAC services | Item | | | 20,000 | |
| | 2 Extraction for the gas flame | Item | | | 5,000 | |
| | Element HV total | | | 357/m2 | 25,000 | |
| | FS FIRE SERVICES | | | | | |
| | 1 Reconnection of existing fire services | Item | | | 1,000 | |
| | Element FS total | | | 14/m2 | 1,000 | |
| | EL ELECTRICAL SERVICES | | | | | |
| | 1 General lighting | Item | | | 7,000 | |
| | 2 Directional lighting for Roll of Honour Plaques | Item | | | 5,000 | |
| | 3 Socket outlets | Item | | | 2,500 | |
| | 4 Emergency exit light fitting | No | 1.00 | 500.0 | 500 | |
| | Element EL total | | | 214/m2 | 15,000 | |
| | SU SUNDRIES | | | | | |
| | 1 Gas connection for flame | Item | | | 10,000 | |
| | 2 Stone plinth for the flame | Item | | | 20,000 | |
| | 3 Granite roll of honour plaques - 28no | Item | | | 75,000 | |
| | 4 Bronze statues and art work | Item | | | Excl. | |
| | Element SU total | | | 1,500/m2 | 105,000 | |
| | PG PRELIMINARIES | | | | | |
| | 1 Main contractors P&G | Item | | | 27,360 | |
| | Element PG total | | | 391/m2 | 27,360 | |
| | MG MARGINS | | | | | |
| | 1 Main contractors margin - 7% | Item | | | 22,000 | |
| | Element MG total | | | 314/m2 | 22,000 | |
| | CN CONTINGENCIES | | | | | |
| | 1 Contingency provision - 15% | Item | | | 50,000 | |
| | Element CN total | | | 714/m2 | 50,000 | |
| | C2 Memorial space Total | | | | 385,000 | |