

PROJECT DELIVERY SPECIALISTS

Proposed Repairs to Oruru Hall

DRAFT CONCEPT ESTIMATE

Prepared For: Far North
District Council

Tuesday, 30 October 2018



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**PROJECT
MANAGEMENT**

**QUANTITY
SURVEYING**

**CONSENT
AND PLANNING**



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REVISION HISTORY

Rev	DESCRIPTION	DATE
0.0	Concept issued to Far North District Council .	30/10/2018

VERIFICATION

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REVIEWED BY: Andrew Newlands

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1.00 Executive Summary

Stellar Projects Ltd have been commissioned by Far North District Council to produce a Concept Estimate for the Proposed Repairs to Oruru Hall

The purpose of the Concept Estimate is to provide Far North District Council a cost estimate that provides a budget for forward work programming and includes:

- Considers a contingency.
- Represents a reasonable estimate of the potential final out-turn cost for the project, based on the information provided and assumptions made.

2.00 Clarifications & Assumptions

We have the following Clarifications and Assumptions:

- Stellar Projects have not received a finishes schedule or scope of works, the detail included in this estimate is largely our interpretation of the scope required, and will require validation by the project team as the design is developed. Cost is based on photos, drawings, asbestos management surveyor report.
We have assumed the schedule of quantity has been provided to us is the key document and the quantities are reliable
- We have assumed the works will competitively tendered to a minimum of 3 tenderers
- We have assumed gas, power and plumbing supply is sufficient.
- No allowance for alterations to the "base build" gas fitting, mechanical or plumbing, we have assumed the existing to be used
- No allowance for appliances.
- No allowance has been made for structural changes.
- Further detailed design and consenting will be required which may change the scope of works as detailed in this estimate
- No allowance has been made for changing the doors
- No allowance has been made for landscaping nor any external works
- No allowance has been made to change the roof iron
- No allowance has been made to change the existing windows
- No allowance has been made for asbestos removal
- Quantities are estimates only
- Refer to other notes and assumptions in the schedule page.
- We have allowed a provisional allowance for the toilet conversion
- Apart from above we have made no allowance for works specified on the CAD Creations 2001 set of drawings

3.00 Exclusions

The following is excluded from the Concept Estimate:

- Designer fees
- Compliance fees
- Site management or project management
- GST.



4.00 Cost Estimate

4.01 Project Documentation

The following documentation was used for the Concept Estimate.

- Drwgs No C01-Rev -1 -Storm Water Layout Plan
- Drwgs No C02-Rev -1 -Storm Water Long section
- Drwgs No S01-Rev -1 -Ground Level Plan
- Drwgs No S02-Rev -1 -Longitudinal Section and Eaves Level Plan
- Drwgs No S03-Rev -1 -Elevations Internal Changes
- Drwgs No S04-Rev -1 -Elevations External Weather board and wall timbers

4.02 Contingency / Risk

Due to the nature and age of this building as well as the high level of scope for the repair works, the estimate includes a construction/risk contingency of 35%

4.03 Estimate Summary

The following is a summary of the estimate:

Total Physical Works Estimate (incl Contingency)		Estimate (\$)
1	BUILDING WORKS	469,657



PROPOSED REPAIRS TO ORURU HALL
FOR
FAR NORTH DISTRICT COUNCIL
ORURU
CONCEPT ESTIMATE

ITEM	DESCRIPTION	UNIT	QTY	RATE	SUBTOTAL	NOTES
1	Oruru Hall rehabilitation works					
1.1	Temporary building support					
1.2	Remove existing deteriorated weatherboard	m2	125.0	\$ 32.50	\$ 4,062.50	Allowed for 0.5 hr carpenter rate /m2
1.3	Remove existing deteriorated timber wall members	m	150.0	\$ 32.50	\$ 4,875.00	Allowed for 0.5 hr carpenter rate /m2
1.4	Remove timber bottom plate members	m	50.0	\$ 48.75	\$ 2,437.50	Allowed for 0.75 hr carpenter rate /m2
1.5	Supply and install new timber bottom plate members	m	50.0	\$ 45.00	\$ 2,250.00	
1.6	Supply and install new timber wall members	m	150.0	\$ 19.00	\$ 2,850.00	
1.7	Supply and install new low level weatherboard	m2	100.0	\$ 230.00	\$ 23,000.00	Allowed for James Hardie 240mm
1.8	Supply and install new high level weatherboard	m2	25.0	\$ 260.00	\$ 6,500.00	Allowed for James Hardie 240mm
1.9	Remove existing interior timber wall lining	m2	136.0	\$ 32.50	\$ 4,420.00	Allowed for 0.5 labour rate/m2
1.10	Supply and install new engineered wall diaphragms	m2	136.0	\$ 12.50	\$ 1,700.00	
1.11	Correctly nail existing western wall diaphragms	m2	50.0	\$ 32.50	\$ 1,625.00	Allowed for 0.5 hr carpenter rate /m2
1.12	Remove existing interior ceiling lining	m2	285.0	\$ 32.50	\$ 9,262.50	Allowed for 0.5 hr carpenter rate /m2
1.13	Allowance to remove cinema screen	LS	1.0	\$ 300.00	\$ 300.00	
1.14	Supply and install new engineered ceiling diaphragms (framing)	m2	285.0	\$ 25.00	\$ 7,125.00	
1.15	Supply and install new engineered ceiling diaphragms (Lining with 12mm thick plywood)	m2	285.0	\$ 65.00	\$ 18,525.00	Allowed for 1 layer of 12mm thick plywood
1.16	Supply and install new collar tie's to existing trusses	LS	2.0	\$ 650.00	\$ 1,300.00	
1.17	Paint external walls	m2	393.8	\$ 30.00	\$ 11,814.00	
1.18	Paint newly installed internal engineered wall diaphragms	m2	136.0	\$ 30.00	\$ 4,080.00	
1.19	Paint newly installed engineered ceiling diaphragms	m2	285.0	\$ 30.00	\$ 8,550.00	
1.20	Repair steel fire exit stairs	LS	1.0	\$ 3,000.00	\$ 3,000.00	Scope is not clear, Provisional Sum has been allocated
1.21	Electrical and fire alarm upgrade	PS	1.0	\$ 35,000.00	\$ 35,000.00	Scope is not clear, Provisional Sum has been allocated, incl wiring, new fitting for electrical and fitting new fire protection system
1.22	Remove the existing gutter and downpipes	LS	1.0	\$ 1,543.75	\$ 1,543.75	Assumed 0.25hr labour rate/m to remove gutter and 2 hours to remove about 18m existing DP
1.23	Install spouting and redirected downpipes	LS	1.0		\$ -	As below
1.24	Spouting	m	87.0	\$ 80.00	\$ 6,960.00	Allowed for 150mm half round
1.25	Downpipe	m	30.0	\$ 120.00	\$ 3,600.00	Allowed for 75mm diameter, assumed 6 no's of 5 m high
2	Drainage construction					
2.1	Excavation	m3	30.0		\$ -	Included in below
2.2	Supply and install new piping and catch pits	LS	1.0			
2.3	Supply and install 300mm PVC pipe	m	15.0	\$ 360.00	\$ 5,400.00	Supply, excavate not more than 1.5m and lay pipes on granular bedding including placement and compaction of backfill material. Rate to allow for connections to new or existing manholes.
2.4	Supply and install 150mm PVC pipe	m	145.0	\$ 233.00	\$ 33,785.00	Supply, excavate not more than 1.5m and lay pipes on granular bedding including placement and compaction of backfill material. Rate to allow for connections to new or existing manholes.
2.5	Supply and install 100mm PVC pipe	m	7.0	\$ 180.00	\$ 1,260.00	Supply, excavate not more than 1.5m and lay pipes on granular bedding including placement and compaction of backfill material. Rate to allow for connections to new or existing manholes.
2.6	Catch pit	No	5.0	\$ 3,020.00	\$ 15,100.00	Supply and construct precast concrete catch-pit complete with frame and cast-iron grate; including trench support and dewatering as required, install, backfill with engineered fill or hardfill (as required), disposal of surplus materials off site and test
2.7	Backfilling	m3	20.0	\$ -	\$ -	Included above
3	Toilet Fitout					
	Supply and place new concrete floor	m2	34.1	150	\$ 5,115.00	From CAD Creations 2011 drawings
	Provision for connections to the sewer network	ea	5.0	500	\$ 2,500.00	From CAD Creations 2011 drawings
	Supply and place new flooring	m2	34.1	100	\$ 3,410.00	From CAD Creations 2011 drawings
	Supply and install new toilets	ea	5.0	1,200	\$ 6,000.00	From CAD Creations 2011 drawings
	Supply new urinal	ea	1.0	2,000	\$ 2,000.00	From CAD Creations 2011 drawings
	Supply and install new basins, driers etc	ea	5.0	500	\$ 3,750.00	From CAD Creations 2011 drawings
	Provision for plumbing and electrical fitout to new toilets	m2	34.1	300	\$ 10,230.00	From CAD Creations 2011 drawings
	Supply and install walls, gib, stopping and paint	m2	72.0	140	\$ 10,080.00	From CAD Creations 2011 drawings
	Paint ceiling	m2	34.1	28	\$ 954.80	From CAD Creations 2011 drawings
4	Unscheduled works					
3.1	Dayworks					
3.2	Crane		2.0	\$ 125.00	\$ 250.00	10T city mobile
3.3	Hydraulic excavations (up to 20 tonne)	hr	4.0	\$ 180.00	\$ 720.00	
3.4	Truck (5 to 8 m3)	hr	4.0	\$ 120.00	\$ 480.00	6 wheeler tipper
3.5	Labour	hr	16.0	\$ 75.00	\$ 1,200.00	Assumed labour for drainage
3.6	Materials	P.S.	1.0	\$ 8,000.00	\$ 8,000.00	Provisional and scope to be clarified
5	Subtotal				\$ 275,015.05	
6	P&G	%	15%		\$ 41,252.26	
7	Margin	%	10%		\$ 31,626.73	
8	Contingency	%	35%		\$ 121,762.91	Risk for demolition, age of building, accuracy of repair scope
9	Total				\$ 469,656.95	