
TAURANGA ART GALLERY MODIFICATIONS OCTOBER 2022

TAURANGA CIVIC CENTRE MASTERPLAN

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LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At October 2022

Ref	Location	GFA m ²	GFA NZD/m ²	Total Cost NZD
A	MASONIC CORNER			1,072,000
B	WHARF STREET CORNER			456,000
C	STAIR UPGRADE			33,000
D	INTERNAL WORKS			85,000
E	FRONT OF HOUSE STAIRCASE			139,000
ESTIMATED NET COST				1,785,000
MARGINS & ADJUSTMENTS				
	Design Development Risk	7.5%		134,000
	Professional Fees and Consents	19%		365,000
	Client Direct Costs	5%		114,000
	FF&E, AV and ICT			100,000
	Escalation for Three Years (RLB Forecast 102)	17.7%		442,000
	Project Contingency	15%		441,000
ESTIMATED TOTAL COST				3,381,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

A MASONIC CORNER

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SP	Site Preparation				
9	Remove vinyl floor covering	m ²	48	30.0	1,440
26	Remove section of angled aluminium facade	m ²	48	310.0	14,880
27	Remove reinforced concrete wall	m ²	32	800.0	25,600
28	Remove double door	No	1	150.0	150
29	Remove aluminium framed window	m ²	16	150.0	2,400
31	Remove asphalt surfacing	m ²	48	20.0	960
	SP - Site Preparation				45,430
SB	Substructure				
16	Reinforced concrete floor slab complete	m ²	48	400.0	19,200
	SB - Substructure				19,200
FR	Frame				
18	Allowance for structural frame to "glazed box"	m ²	48	1,200.0	57,600
30	Allowance for structural frame to Masonic elevation	m ²	77	1,000.0	77,000
	FR - Frame				134,600
WW	Windows and Exterior Doors				
19	Glazed box with "spider fixings"	m ²	151	2,400.0	362,400
32	EV for pair of auto doors	No	2	15,000.0	30,000
	WW - Windows and Exterior Doors				392,400
FF	Floor Finishes				
33	Basalt floor tiles	m ²	88	400.0	35,200
	FF - Floor Finishes				35,200
CF	Ceiling Finishes				
23	Make good ceiling	m ²	48	75.0	3,600
	CF - Ceiling Finishes				3,600
HV	Heating and Ventilation Services				
22	Allowance for alterations and additions to the heating and ventilation system	Item			30,000
	HV - Heating and Ventilation Services				30,000
FS	Fire Services				
7	Relocate fire sprinkler valve room and mimic panel	No	1	50,000.0	50,000
21	Allowance for alterations and additions to the fire protection system	Item			15,000
	FS - Fire Services				65,000
EL	Electrical Services				
20	Allowance for power and lighting	Item			30,000
	EL - Electrical Services				30,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

B WHARF STREET CORNER

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SP	Site Preparation				
8	Remove floor tiles	m ²	21	100.0	2,100
9	Remove vinyl floor covering	m ²	14	30.0	420
10	Remove external concrete paving	m ²	14	100.0	1,400
11	Remove glazed double door	No	1	200.0	200
12	Remove pair of glazed auto doors	No	1	1,000.0	1,000
13	Remove reinforced concrete wall/eyebrow	No	1	10,000.0	10,000
14	Remove glazed surround to "eyebrow"	No	1	1,000.0	1,000
15	Remove PVC clad corner including framing	No	1	1,500.0	1,500
	SP - Site Preparation				17,620
SB	Substructure				
16	Reinforced concrete floor slab complete	m ²	13	400.0	5,200
	SB - Substructure				5,200
FR	Frame				
17	Allowance for structure frame to existing building corner	Item			5,000
18	Allowance for structural frame to "glazed box"	m ²	13	1,200.0	15,600
	FR - Frame				20,600
RF	Roof				
39	Extend glazed canopy to match existing	m ²	29	3,000.0	87,000
	RF - Roof				87,000
WW	Windows and Exterior Doors				
19	Glazed box with "spider fixings"	m ²	63	2,400.0	151,200
	WW - Windows and Exterior Doors				151,200
FF	Floor Finishes				
24	Flooring to match existing	m ²	48	150.0	7,200
	FF - Floor Finishes				7,200
CF	Ceiling Finishes				
23	Make good ceiling	m ²	33	75.0	2,475
	CF - Ceiling Finishes				2,475
HV	Heating and Ventilation Services				
22	Allowance for alterations and additions to the heating and ventilation system	Item			10,000
	HV - Heating and Ventilation Services				10,000
FS	Fire Services				
21	Allowance for alterations and additions to the fire protection system	Item			10,000
	FS - Fire Services				10,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

B WHARF STREET CORNER (continued)

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
EL	Electrical Services				
20	Allowance for power and lighting	Item			15,000
					EL - Electrical Services
					15,000
SU	Sundries				
34	BWIC	Item			4,000
35	Allowance for passive fire	Item			16,000
36	Allowance for sundries	Item			9,000
					SU - Sundries
					29,000
PG	Preliminaries				
37	Preliminary and General	Item			71,000
					PG - Preliminaries
					71,000
MG	Margins				
38	Main Contractor's Margin	Item			30,000
41	Rounding	Item			(295)
					MG - Margins
					29,705
WHARF STREET CORNER					456,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

C STAIR UPGRADE

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SC	Stairs and Balustrades				
1	Allowance for upgrading existing stair for new public fire egress stair	M/R	5	5,000.0	25,000
	SC - Stairs and Balustrades				25,000
SU	Sundries				
36	Allowance for sundries	Item			1,000
	SU - Sundries				1,000
PG	Preliminaries				
37	Preliminary and General	Item			5,000
	PG - Preliminaries				5,000
MG	Margins				
38	Main Contractor's Margin	Item			2,000
	MG - Margins				2,000
STAIR UPGRADE					33,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

D INTERNAL WORKS

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SP	Site Preparation				
2	Remove steel and timber framed stair	No	1	23,000.0	23,000
3	Remove timber and plasterboard partition	m ²	138	50.0	6,900
4	Remove glazed partition	m ²	15	75.0	1,125
6	Remove reception desk	No	1	500.0	500
	SP - Site Preparation				31,525
SC	Stairs and Balustrades				
5	Glazed balustrade to match existing	m	9	1,500.0	13,500
	SC - Stairs and Balustrades				13,500
PN	Interior Walls				
25	Framed partition complete	m ²	38	500.0	19,000
	PN - Interior Walls				19,000
SU	Sundries				
36	Allowance for sundries	Item			2,000
	SU - Sundries				2,000
PG	Preliminaries				
37	Preliminary and General	Item			13,000
	PG - Preliminaries				13,000
MG	Margins				
38	Main Contractor's Margin	Item			6,000
41	Rounding	Item			(25)
	MG - Margins				5,975
INTERNAL WORKS					85,000

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LOCATION ELEMENTS/MAIN HEADING ITEM

E FRONT OF HOUSE STAIRCASE

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SC	Stairs and Balustrades				
42	Allowance for front of house staircase & handrails	M/R	5	21,000.0	105,000
	SC - Stairs and Balustrades				105,000
SU	Sundries				
36	Allowance for sundries	Item			3,000
	SU - Sundries				3,000
PG	Preliminaries				
37	Preliminary and General	Item			22,000
	PG - Preliminaries				22,000
MG	Margins				
38	Main Contractor's Margin	Item			9,000
	MG - Margins				9,000
FRONT OF HOUSE STAIRCASE					139,000