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TAURANGA ART GALLERY MODIFICATIONS OCTOBER 2022

# TAURANGA CIVIC CENTRE MASTERPLAN

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## TAURANGA ART GALLERY MODIFICATIONS

### OCTOBER 2022



#### LOCATION SUMMARY

GFA: Gross Floor Area  
Rates Current At October 2022

Ref	Location	GFA m <sup>2</sup>	GFA NZD/m <sup>2</sup>	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
<b>ESTIMATED NET COST</b>				<b>1,785,000</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	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
<b>ESTIMATED TOTAL COST</b>				<b>3,381,000</b>

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## TAURANGA ART GALLERY MODIFICATIONS

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

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#### LOCATION ELEMENTS/MAIN HEADING ITEM

A MASONIC CORNER (continued)

Rates Current At October 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
<b>SU</b>	<b>Sundries</b>				
40	Allowance for signage	Item			10,000
34	BWIC	Item			12,000
35	Allowance for passive fire	Item			39,000
36	Allowance for sundries	Item			19,000
	<b>SU - Sundries</b>				<b>80,000</b>
<b>PG</b>	<b>Preliminaries</b>				
37	Preliminary and General	Item			167,000
	<b>PG - Preliminaries</b>				<b>167,000</b>
<b>MG</b>	<b>Margins</b>				
38	Main Contractor's Margin	Item			70,000
41	Rounding	Item			(430)
	<b>MG - Margins</b>				<b>69,570</b>
<b>MASONIC CORNER</b>					<b>1,072,000</b>

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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
<b>SP</b>	<b>Site Preparation</b>				
8	Remove floor tiles	m <sup>2</sup>	21	100.0	2,100
9	Remove vinyl floor covering	m <sup>2</sup>	14	30.0	420
10	Remove external concrete paving	m <sup>2</sup>	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
	<b>SP - Site Preparation</b>				<b>17,620</b>
<b>SB</b>	<b>Substructure</b>				
16	Reinforced concrete floor slab complete	m <sup>2</sup>	13	400.0	5,200
	<b>SB - Substructure</b>				<b>5,200</b>
<b>FR</b>	<b>Frame</b>				
17	Allowance for structure frame to existing building corner	Item			5,000
18	Allowance for structural frame to "glazed box"	m <sup>2</sup>	13	1,200.0	15,600
	<b>FR - Frame</b>				<b>20,600</b>
<b>RF</b>	<b>Roof</b>				
39	Extend glazed canopy to match existing	m <sup>2</sup>	29	3,000.0	87,000
	<b>RF - Roof</b>				<b>87,000</b>
<b>WW</b>	<b>Windows and Exterior Doors</b>				
19	Glazed box with "spider fixings"	m <sup>2</sup>	63	2,400.0	151,200
	<b>WW - Windows and Exterior Doors</b>				<b>151,200</b>
<b>FF</b>	<b>Floor Finishes</b>				
24	Flooring to match existing	m <sup>2</sup>	48	150.0	7,200
	<b>FF - Floor Finishes</b>				<b>7,200</b>
<b>CF</b>	<b>Ceiling Finishes</b>				
23	Make good ceiling	m <sup>2</sup>	33	75.0	2,475
	<b>CF - Ceiling Finishes</b>				<b>2,475</b>
<b>HV</b>	<b>Heating and Ventilation Services</b>				
22	Allowance for alterations and additions to the heating and ventilation system	Item			10,000
	<b>HV - Heating and Ventilation Services</b>				<b>10,000</b>
<b>FS</b>	<b>Fire Services</b>				
21	Allowance for alterations and additions to the fire protection system	Item			10,000
	<b>FS - Fire Services</b>				<b>10,000</b>

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

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

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



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