

# MASTERTON DISTRICT COUNCIL – REVISED COST PLAN REPORT



Masterton District Council,  
New Zealand  
18 November 2024

## REPORT

### Document status

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### Approval for issue

Jacob Corlett



18 November 2024

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# 1 EXECUTIVE SUMMARY

## 1.1 Introduction & Purpose of Report

The purpose of this revised cost report is to align estimated values from the RPS cost plan report dated 25 January 2024 with the options presented in the recent Silverwood Report.

The options were renamed, and estimates adapted and added, to align with the options listed in Silverwood's 'Fit for Purpose Assessment' dated 16 November 2024. Option 3 and 4 has been newly estimated as they were not part of the options in previous cost plan.

A gap analysis was conducted between the content of the recent Silverwood Report and the previously provided information that formed the basis of the initial cost report. We found minimal to no new information or differences in the data sets that may impact cost or require cost adjustments.

Silverwood's proposed options are as follows:

### (1) Town hall and municipal buildings

- Option 1: Full Demolition of Town Hall and Municipal Building.
- Option 2: Partial Demolition (sub-options 2a and 2b).
  - 2a: Retention of the Municipal Building and demolition of the Town Hall.
  - 2b: Retention of the Municipal Building Façade only.
- Option 3: Decommissioning and mothballing the Town Hall and Municipal Building.
- Option 4: Retention and strengthening the Town Hall and Municipal Building for active use (sub-options 4a and 4b).
  - 4a: The buildings will be strengthened to 80% NBS.
  - 4b: The buildings will be strengthened to 34% NBS.

## 1.2 Summary of Cost

The following table provides a summary of the costs associated with the works for each option. Further details associated with assumptions, exclusions and clarifications can be found in section two of this report.

**Cost of Town Hall & Municipal Building Options:**

	Demolish and Build New	Municipal Building Retention	Facade Retention	Decommission	Strengthen >80%NBS	Strengthen >34%NBS
	Option 1 (NZD)	Option 2a (NZD)	Option 2b (NZD)	Option 3 (NZD)	Option 4a (NZD)	Option 4b (NZD)
Demolition Works	2,009,900	1,573,718	2,139,435	N/A	N/A	N/A
Refurbishment	N/A	7,328,880	977,250	3,734,167	13,933,084	12,958,599
New Build – Town Hall	6,043,450	15,651,700	15,662,840	N/A	N/A	N/A
New Build – Municipal Building	8,874,000	N/A	Included Above	N/A	N/A	N/A
External Works	392,870	432,688	392,870	N/A	432,688	432,688
External Services	310,000	460,000	310,000	N/A	460,000	460,000
<b>Sub-Total Construction Cost</b>	<b>17,630,220</b>	<b>25,446,985</b>	<b>19,482,395</b>	<b>3,734,167</b>	<b>14,825,771</b>	<b>13,851,286</b>
P&G (15%)	2,644,533	3,817,048	2,922,359	560,125	2,223,866	2,077,693
Margin (8%)	1,621,980	2,341,123	1,792,380	343,543	1,363,971	1,274,318
<b>Sub-Total Construction incl. P&amp;G, Margin</b>	<b>21,896,733</b>	<b>31,605,156</b>	<b>24,197,135</b>	<b>4,637,836</b>	<b>18,413,608</b>	<b>17,203,297</b>
Construction Contingency (25%)	5,474,183	9,481,547	6,049,284	463,784	5,524,082	4,300,824
<b>TOTAL CONSTRUCTION</b>	<b>27,370,916</b>	<b>41,086,702</b>	<b>30,246,418</b>	<b>5,101,619</b>	<b>23,937,690</b>	<b>21,504,122</b>
Professional Fees (17%)	4,653,056	6,984,739	5,141,891	510,162	4,069,407	3,655,701
Authority Fees (2.5%)	684,273	1,027,168	756,160	127,540	598,442	537,603
<b>TOTAL PROFESSIONAL</b>	<b>5,337,329</b>	<b>8,011,907</b>	<b>5,898,052</b>	<b>637,702</b>	<b>4,667,850</b>	<b>4,193,304</b>
<b>TOTAL PROJECT COST EXCL. ESCALATION</b>	<b>32,708,245</b>	<b>49,098,609</b>	<b>36,144,470</b>	<b>5,739,321</b>	<b>28,605,539</b>	<b>25,697,425</b>

**REPORT**

Escalation (6%)	1,962,495	2,945,917	2,168,668	344,359	1,716,332	1,541,846
<b>TOTAL PROJECT COST</b>	<b>34,670,739</b>	<b>52,044,526</b>	<b>38,313,138</b>	<b>6,083,681</b>	<b>30,321,872</b>	<b>27,239,271</b>
Notes		Construction Contingency (30%)		Construction Contingency (10%), Professional Fees (10%)	Construction Contingency (30%)	

### 1.3 Next Steps

Due to the limited information available, the estimate completed is largely based on assumptions and benchmarked rates. On selection of the preferred option, and as the design matures, we anticipate that the cost plan will develop, allowing for a more robust cost and change control process. RPS also recommend that the project team continue to assess, monitor, and mitigate project risks to ensure that the contingency is reflective of the project risks.

## 2 COST REPORT

### 2.1 Cost Summary

#### 2.1.1 Capital Costs

RPS have undertaken a high-level cost plan (QS Study Report) for the options being considered by MDC for selection and to be taken forward for as part of the Long-Term Plan for Masterton District Council. We have also included indicative costs for all the options as below:

(1) **Town hall and municipal buildings**

- Option 1: Full Demolition of Town Hall and Municipal Building
- Option 2a: Retention of the Municipal Building and demolition of the Town Hall
- Option 2b: Retention of the Municipal Building Façade only.
- Option 3: Decommissioning and mothballing the Town Hall and Municipal Building
- Option 4a: The buildings will be strengthened to 80% NBS.
- Option 4b: The buildings will be strengthened to 34% NBS.

Please refer to Appendix A for the full summary of the Cost Plan.

#### 2.1.2 Reconciliation of Costs

Not Applicable.

## 2.2 Basis of Cost

### 2.2.1 Capital Cost

We have completed the initial high level cost plan for the proposed options for Masterton District Council by undertaking a measure of the bulk and massing, drawings and sketches provided and analysed these measured spaces against recent market rates for construction.

Given the level of information at this stage we have used in house cost data and made assumptions where required to enable the preparation of the high-level cost plan. We have split the cost plan elementally for ease of reference and separated out the construction works, preliminaries, margin, escalation, professional fees and contingency.

### 2.2.2 Contingency

We have included a construction contingency allowance of:

- 25% for option 1
- 30% for option 2a – more risks in refurbishment of Municipal Building
- 25% for option 2b
- 10% for option 3 – less construction work, less contingency
- 30% for option 4a – more risks in refurbishment of Municipal Building and Town Hall
- 25%for option 4b



We recommend that once the project design commenced to the appropriate level, a project risk assessment is undertaken and on analysis, the risks are quantified and waded on the based on the probability of occurrence and potential impact of these risks occurring. This process will provide confidence in the adequacy of the contingency allowed for in the cost planning phases.

### 2.2.3 Professional Fees

The following professional fees, based on the percentage of the construction cost listed below, have been included in this cost plan:

- Option 1 – 17%
- Option 2a – 17%
- Option 2b – 17%
- Option 3 – 10% (limited building and therefore less design)
- Option 4a - 17%
- Option 4b - 17%

### 2.2.4 Client on Costs

Client on costs have been excluded from the Cost Plan as these costs are unknown at this stage.

### 2.2.5 Authority Fees

We have included authority fees at 2.5% in the Cost Plan.

### 2.2.6 Escalation

We have included escalation at 6% in the Cost Plan.

### 2.2.7 GST

GST has been excluded from the Cost Plan.

## 2.3 Assumptions & Exclusions

The following assumptions have been made as part of the Cost Plan:

(1) **Town hall and  
municipal buildings**

**Option 1**

- We have allowed for the removal of asbestos as identified in the Fibresafe NZ report of May 2019.
- We have allowed for identification and removal of soil contaminated with diesel including reinstatement with hardfill. The assumed volume is 857m<sup>3</sup> and this is based on an allowance of 500mm depth across the gross building area.
- We have assumed that these works will not be staged.
- We have assumed that no decanting of existing furniture, and the like is required and will be completed prior to works commencing.
- We have assumed the new build (Town Hall & Municipal Building) will be similar in size as its original building.

**Option 2a**

- We have allowed for Performance Stage Lighting & Rig for New Town Hall.
- We have allowed for auditorium seating (Retractable -396 no's, Fixed seating -282 no's and side seating – 30 no's)
- We have assumed carpet tiles to all offices in MB and CDB.
- We have assumed coved vinyl to wet areas in MB and CDB.
- We have assumed floor finishes on top of T & G flooring on L1 for MB
- We have assumed floor finishes on top of concrete slab on L0 and L1 for CDB
- We have assumed there is no access/egress through the Municipal building to the Hall.
- We have assumed the new build Town Hall will be the same size as its original building.

**Option 2b**

- We have allowed for upgrades to the façade.
- We have allowed for Performance Stage Lighting & Rig for New Town Hall.
- We have allowed for auditorium seating (Retractable -396 no's, Fixed seating -282 no's and side seating – 30 no's)

**Option 3**

- We have assumed all Windows & Doors to be boarding up.
- We have assumed for all services to be disconnected to both TH and MB.
- We have assumed that the site will be fenced with temporary fencing, including safe passage for pedestrians along the street front.
- We have assumed for ongoing monthly maintenance and attendance to hoardings during the decommissioning phase.

**Option 4a**

- We have allowed for strengthening to 80% NBS as per the structural report.
- We assumed upgrades to all building services of the TH & MB.
- We have assumed general refurbishment to all areas in TH and MB

### **Option 4b**

- We have allowed for strengthening to 34% NBS as per the structural report, assuming similar interventions as option 4a but with smaller member sizes
- We assumed upgrades to all building services of the TH & MB.
- We have assumed general refurbishment to all areas in TH and MB

### **General Exclusions**

The following exclusions have been made as part of the Cost Plan:

- Abnormal ground conditions, i.e. limiting geotechnical conditions, rock, ground water, soft spots, etc.
- After hours working
- Client on costs
- Client decanting and establishment costs.
- Legal fees and expenses
- Delay of the works resulting in increased escalation
- Rates & taxes (including GST)
- Any costs relating to the impact of Covid-19

## 2.4 Whole of Life Costs

Whole of Life costs were not calculated for any of the options considered.

## 2.5 Information Used

The estimate has been prepared based on the documentation listed in Appendix B.

## 2.6 Risk

As noted, we would recommend that as the project progresses, a costed risk analysis and detailed understanding of the risks associated on the project are reviewed and identified for clear action and mitigation where possible. The following risks have been identified for consideration: -

### Seismic strengthening

The main risks to the refurbishment of the Town Hall relate to the scale and complexity of strengthening a heritage building that's more than a century old. Geotechnical considerations are needed particularly around the existing gravity support of the floor structure & available sliding resistance of the new foundations. All strengthening schemes involve significant disruption of the existing building fabric: if many non-structural elements are to be removed and "put back" the form they should be "put back" in requires careful thought outside just structural engineering and may attract significant cost. This cost can only be quantified once the engineering design and calculations progressed sufficiently for measuring.

### Asbestos Contamination

Asbestos has been identified generally in the existing Town Hall building. We have made an allowance for additional asbestos survey report updated for 2024 and for geotechnical intrusive investigations to site. We have included Provisional Sum for removal of asbestos or other hazardous materials.

### Decontamination

The site is listed under WRC SLUR Register. Known areas of potential contamination include:

Diesel Tank to west of Town Hall and Diesel Boiler on L0 located between Municipal Building and Town Hall. We have made an allowance for the removal of contaminated materials (in ground - allowance for removal off site for ACM).

Specialist removal of the contaminated diesel tank is crucial to ensure proper disposal, minimize environmental impact and mitigate potential dangers. We have allowed for demolishing and specialist removal of existing underground diesel tank, storage tank and other associated structure, including removal of material, and back fill with clean material. We have included Provisional sum for remediation of diesel contamination.

### Heritage Building

The Town Hall building had been subjected to several alterations over time, some were rather poorly documented. There is always a risk of finding different risks and issues when the works commence, and the underlying structure becomes visible. The extent of unknowns cannot be ascertained at this stage and unforeseen issues might arise leading to structural integrity risks and formidable financial challenges and delays. Thorough planning, expert assessments and adherence to preservation guidelines are required to mitigate these risks.

### Façade retention

We have made allowances to retain the existing façade to the Municipal Building including underpinning to the substructure along the facade. Further investigations are recommended to establish the full scope of works required to retain the façade in future construction options due to structural complexity and cost risk to the project.

### Market Volatility

The construction industry globally is experiencing significant volatility at present including New Zealand. This is due to internal and external factors, and we are seeing increased costs across the market. Whilst we anticipate that this may adjust in the future, this still presents a current risk and increases in cost may impact the project. Labour costs are particularly relevant for this project which could impact the cost of works and should be monitored carefully.

## Programme

No programmes were presented, and we assumed that the project programme would be finalised as the project progresses. We have assumed imminent construction and our escalation at 6% is based on that.

## COVID-19

Whilst it is hoped that COVID-19 will not specifically impact construction costs and delays, we have expressly not considered the impact of the Covid-19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to the programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. RPS accepts no liability for any loss or damage which arises because of such matters or any reliance on this report which assumes such matters have been considered.

## 3 CONCLUSION / RECOMMENDATION

### 3.1 Conclusion & Next Steps

RPS have undertaken a high-level measured approach to the cost plan to establish the value of the anticipated scope of works required (Refer to Appendix A).

Due to the limited information available at this early stage of the projects, the estimates completed are based on the available data and assumptions listed. As the design matures, it is anticipated that the cost plan will develop, allowing for a robust cost and change control process. RPS also recommend that the project team continues to identify, assess, monitor, and mitigate project risks.

The total development cost of the options is as below:

Options	Total Development Cost (NZD) (excl. GST)
Option 1 - Full Demolition of Town Hall and Municipal Building.	\$ 34,670,739.00
Option 2a - Partial Demolition - Retention of the Municipal Building and demolition of the Town Hall.	\$ 52,044,526.00
Option 2b - Partial Demolition - Retention of the Municipal Building Façade only.	\$ 38,313,138.00
Option 3 - Decommissioning and mothballing the Town Hall and Municipal Building.	\$ 6,083,681.00
Option 4a - The buildings will be strengthened to 80% NBS.	\$ 30,321,872.00
Option 4b - The buildings will be strengthened to 34% NBS.	\$ 27,239,271.00



**Appendix A**  
**Cost Plan – High level Estimate**



# Summary

Town Hall & Municipal Building - Option 1 - Full Demolition of Town Hall and Municipal Building

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**Masterton District Council, New Zealand**  
**Masterton Civic Facility**

# Summary



Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 1 – Demolish Town Hall and Municipal building</b>				
Demolition of Existing Townhall, Municipal Building	2,825	m2	711	2,009,900
New Build – Town Hall	1,085	m2	5,570	14,206,884
New Build – Municipal Building	1,740	m2	5,100	8,552,100
External Works	1	Item	392,870	392,870
External Services	1	Item	310,000	310,000
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>5,651</b>	<b>m2</b>	<b>3,120</b>	<b>17,630,220</b>
Preliminaries	15.0	%		2,644,533
Margin	8.0	%		1,621,980
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>5,651</b>	<b>m2</b>	<b>3,875</b>	<b>21,896,733</b>
Construction Contingency	25.0	%		5,474,183
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>5,651</b>	<b>m2</b>	<b>4,844</b>	<b>27,370,916</b>
Professional Fees	17.0	%		4,653,056
Authority Fees, Long Service Levy, Other Costs	2.5	%		684,273
Client Costs				Excluded
<b>TOTAL PROFESSIONAL FEES</b>	<b>5,651</b>	<b>m2</b>	<b>944</b>	<b>5,337,329</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>5,651</b>	<b>m2</b>	<b>5,788</b>	<b>32,708,245</b>
Escalation	6.0	%		1,962,495
<b>TOTAL PROJECT COST</b>	<b>5,651</b>	<b>m2</b>	<b>6,135</b>	<b>34,670,739</b>
<b>Assumptions</b>				
The removal of asbestos as identified in the Firesafe NZ report of May 2019				
Identification and removal of soil contaminated with diesel including reinstatement with hardfill. The assumed volume is 857m3 and this is based on an allowance of 500mm depth across the gross building area				
We have assumed that these works will not be staged.				
We have assumed that no decanting of existing furniture, and the like is required and will be completed prior to works commencing.				

# Summary

Town Hall & Municipal Building - Option 2a- Partial Demolition - Refurbishment of the Municipal Building, Demolish and build new Town Hall

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**Masterton District Council, New Zealand**

**Masterton Civic Facility**

# Summary

Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 2a – Demolish Town Hall, refurbish Municipal Building and build new Town Hall</b>				
Demolition of Town Hall	1,085	m2	1,450	1,573,718
New Build – Town Hall	2,810	m2	5,570	15,651,700
Refurbishment – Municipal Building	1,740	m2	4,212	7,328,880
External works	1	Item	432,688	432,688
External Services	1	Item	460,000	460,000
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>5,636</b>	<b>m2</b>	<b>4,515</b>	<b>25,446,985</b>
Preliminaries	15.0	%		3,817,048
Margin	8.0	%		2,341,123
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>5,636</b>	<b>m2</b>	<b>5,608</b>	<b>31,605,156</b>
Construction Contingency	30.0	%		9,481,547
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>5,636</b>	<b>m2</b>	<b>7,290</b>	<b>41,086,702</b>
Professional Fees	17.0	%		6,984,739
Authority Fees, Long Service Levy, Other Costs	2.5	%		1,027,168
Client Costs				Excluded
<b>TOTAL PROFESSIONAL FEES</b>	<b>5,636</b>	<b>m2</b>	<b>1,422</b>	<b>8,011,907</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>5,636</b>	<b>m2</b>	<b>8,712</b>	<b>49,098,609</b>
Escalation	6.00	%		2,945,917
<b>TOTAL PROJECT COST</b>	<b>5,636</b>	<b>m2</b>	<b>9,234</b>	<b>52,044,526</b>
<b><u>Assumptions &amp; exclusions</u></b>				
<b>Refurbishment MB &amp; CD</b>				
We have assumed carpet tiles to all offices in MB and CD				
We have assumed covered vinyl to wet areas in MB and CD				
We have assumed floor finishes on top of T & G flooring on L1 for MB				
We have assumed floor finishes on top of concrete slab on L0 and L1 for CDB				
We have excluded monitors				

# Summary

Town Hall & Municipal Building - Option 2b - Partial Demolition - Retention of the Municipal Building Façade only and demolition of the Town Hall

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**Masterton District Council, New Zealand**  
**Masterton Civic Facility**

# Summary

Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 2b – Demolish Existing Town Hall, Retain Municipal Building Façade Only</b>				
Demolition of Town Hall & Municipal Building	2,825	m2	757	2,139,435
New Build – Town Hall	2,812	m2	5,570	15,662,840
Refurbishment – Municipal Building Façade	1,263	m2	774	977,250
External works	1	Item	392,870	392,870
External Services	1	Item	310,000	310,000
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>6,901</b>	<b>m2</b>	<b>2,823</b>	<b>19,482,395</b>
Preliminaries	15.0	%		2,922,359
Margin	8.0	%		1,792,380
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>6,901</b>	<b>m2</b>	<b>3,506</b>	<b>24,197,135</b>
Construction Contingency	25.0	%		6,049,284
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>6,901</b>	<b>m2</b>	<b>4,383</b>	<b>30,246,418</b>
Professional Fees	17.0	%		5,141,891
Authority Fees, Long Service Levy, Other Costs	2.5	%		756,160
Client Costs				
<b>TOTAL PROFESSIONAL FEES</b>	<b>6,901</b>	<b>m2</b>	<b>855</b>	<b>5,898,052</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>6,901</b>	<b>m2</b>	<b>5,238</b>	<b>36,144,470</b>
Escalation	6.00	%		2,168,668
<b>TOTAL PROJECT COST</b>	<b>6,901</b>	<b>m2</b>	<b>5,552</b>	<b>38,313,138</b>

# Summary

Town Hall & Municipal Building - Option 3 - Decommissioning and mothballing the Town Hall and Municipal Building

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**Masterton District Council, New Zealand**  
**Masterton Civic Facility**

# Summary

Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 3 – Decommissioning and mothballing the Town Hall and Municipal Building</b>				
Refurbishment – Municipal Building	1,740	m2	1,559	2,712,774
Refurbishment – Town Hall	1,056	m2	967	1,021,393
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>2,796</b>	<b>m2</b>	<b>1,336</b>	<b>3,734,167</b>
Preliminaries	15.0	%		560,125
Margin	8.0	%		343,543
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>2,796</b>	<b>m2</b>	<b>1,659</b>	<b>4,637,836</b>
Construction Contingency	10.0	%		463,784
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>2,796</b>	<b>m2</b>	<b>1,825</b>	<b>5,101,619</b>
Professional Fees	10.0	%		510,162
Authority Fees, Long Service Levy, Other Costs	2.5	%		127,540
Client Costs				Excluded
<b>TOTAL PROFESSIONAL FEES</b>	<b>2,796</b>	<b>m2</b>	<b>228</b>	<b>637,702</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>2,796</b>	<b>m2</b>	<b>2,053</b>	<b>5,739,321</b>
Escalation	6.00	%		344,359
<b>TOTAL PROJECT COST</b>	<b>2,796</b>	<b>m2</b>	<b>2,176</b>	<b>6,083,681</b>



# Summary

Town Hall & Municipal Building - Option 4a - The buildings will be strengthened to 80% NBS

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**Masterton District Council, New Zealand**  
**Masterton Civic Facility**

# Summary

Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 4a – The buildings will be strengthened to 80% NBS</b>				
Refurbishment – Town Hall	1,740	m2	5,067	8,816,700
Refurbishment – Municipal Building	1,056	m2	4,845	5,116,383
External works	1	Item	432,688	432,688
External Services	1	Item	460,000	460,000
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>2,797</b>	<b>m2</b>	<b>5,301</b>	<b>14,825,771</b>
Preliminaries	15.0	%		2,223,866
Margin	8.0	%		1,363,971
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>2,797</b>	<b>m2</b>	<b>6,583</b>	<b>18,413,608</b>
Construction Contingency	30.0	%		5,524,082
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>2,797</b>	<b>m2</b>	<b>8,558</b>	<b>23,937,690</b>
Professional Fees	17.0	%		4,069,407
Authority Fees, Long Service Levy, Other Costs	2.5	%		598,442
Client Costs				
<b>TOTAL PROFESSIONAL FEES</b>	<b>2,797</b>	<b>m2</b>	<b>1,669</b>	<b>4,667,850</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>2,797</b>	<b>m2</b>	<b>10,227</b>	<b>28,605,539</b>
Escalation	6.00	%		1,716,332
<b>TOTAL PROJECT COST</b>	<b>2,797</b>	<b>m2</b>	<b>10,841</b>	<b>30,321,872</b>

# Summary

Town Hall & Municipal Building - Option 4b - The buildings will be strengthened to 34% NBS

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**Masterton District Council, New Zealand**  
**Masterton Civic Facility**

# Summary

Description	Quantity	Unit	Rate	Total (NZD)
<b><u>Masterton Civic Facility</u></b>				
<b><u>Town Hall and Municipal Buildings</u></b>				
<b>Option 4b – The buildings will be strengthened to 34% NBS</b>				
Refurbishment – Municipal Building	1,740	m2	4,577	7,964,555
Refurbishment – Town Hall	1,056	m2	4,729	4,994,043
External works	1	Item	432,688	432,688
External Services	1	Item	460,000	460,000
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>2,797</b>	<b>m2</b>	<b>4,952</b>	<b>13,851,286</b>
Preliminaries	15.0	%		2,077,693
Margin	8.0	%		1,274,318
<b>SUB-TOTAL CONSTRUCTION (INCL. P&amp;G, MARGIN)</b>	<b>2,797</b>	<b>m2</b>	<b>6,151</b>	<b>17,203,297</b>
Construction Contingency	25.0	%		4,300,824
<b>TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)</b>	<b>2,797</b>	<b>m2</b>	<b>7,688</b>	<b>21,504,122</b>
Professional Fees	17.0	%		3,655,701
Authority Fees, Long Service Levy, Other Costs	2.5	%		537,603
Client Costs				Excluded
<b>TOTAL PROFESSIONAL FEES</b>	<b>2,797</b>	<b>m2</b>	<b>1,499</b>	<b>4,193,304</b>
<b>TOTAL PROJECT COST EXCLUDING ESCALATION</b>	<b>2,797</b>	<b>m2</b>	<b>9,187</b>	<b>25,697,425</b>
Escalation	6.00	%		1,541,846
<b>TOTAL PROJECT COST</b>	<b>2,797</b>	<b>m2</b>	<b>9,739</b>	<b>27,239,271</b>

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**Appendix B**  
List of information

**Appendix B**  
**LIST OF INFORMATION**

- M2351 Bulk & Massing DRAWINGS- Municipal Buildings(R1)
- W-01393 - Masterton Town Hall - Demolition v1
- W2351 Outline Specification - MDC Municipal Building Option 2a
- M2351 Bulk & Massing DRAWINGS- Town Hall and MDC Facilities - Option G
- Town Hall historic drawings
- 1223 - Structural Drawings - Masterton Municipal Building - Appendix A
- 1223 - Structural Drawings - Masterton Municipal Building - Appendix B
- 2016-09-27 LGE Report Hall & Municipal Bldg RevA
- Fibresafe - Masterton Townhall Asbestos Demolition Survey
- Mstn Town Hall 1001891\_T+T Investigations report
- Peer Review - Dunning Thornton 7903 170106 Outline Peer Review and Options Study
- Rawlinsons Updated Cost Estimates (1)
- Report re Hall demolition feasibility
- SK1-SK9 Sketches - Hall demolition feasibility
- Estimate\_No\_9403 – Quote from Laser Electrical Wairarapa
- Silverwood Fit For Purpose Assessment