

Concept Design Estimate

For The

Dunedin Theatre Network

Date of report: 25/11/24



RAWLINSONS

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Document Control

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2				

Disclaimer

This report has been prepared by Rawlinsons for Feldspar Associates.

We will not accept responsibility to any other party other than to Feldspar Associates, to whom our report is addressed unless specifically stated to the contrary by us in writing. We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other.

This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

1. Scope of Report

The purpose of this report is to provide a concept design estimate for the staged refurbishment of the Playhouse Theatre, the Athenaeum & Mechanics Institute Building and the Mayfair Theatre.

2. Introduction

The project has reached the end of the Concept Design stage, and this estimate is designed to capture the cost of the refurbishments, structural strengthening and fitout of each of the three buildings. The pricing for the structural steel works included in this estimate has been provided by Zeal Steel Limited.

3. Playhouse Theatre Estimate

3.1 Estimate Summary

Item	Description	Total (\$)
1	Construction Cost	\$2,826,650
2	Preliminary and General Costs	\$339,198
3	Margin	\$253,268
4	Construction Contingencies	\$793,235
5	Professional Fees & Other Development Costs	\$851,000
6	Project Contingency	\$405,068
7	Escalation and Rounding	\$321,581
8	Estimate Total	\$5,790,000

3.2 Estimate Assumptions

This estimate includes allowances for the following:

- a) Demolition
- b) Refurbishment and strengthening works
- c) An allowance for minor asbestos removal
- d) The existing auditorium ceiling is to remain as far as practicable
- e) No work to existing roof coverings and underlying structure required as recently replaced
- f) No reuse of existing materials has been considered unless otherwise stated
- g) A construction period of 12 months starting early 2026

3.3 Estimate Exclusions

This estimate makes no allowance for the following:

- a) GST

- b) Temporary accommodation and relocation costs
- c) Information Technology, hardware etc.
- d) Fixtures, fittings and equipment other than those stated
- e) Blinds/window treatments
- f) Client supplied materials
- g) Development contributions
- h) Temporary accommodation
- i) Removal or relocation costs
- j) Principal's bond
- k) Finance and funding costs

4. Athenaeum & Mechanics Institute Building

4.1 Estimate Summary

Item	Description	Total (\$)
1	Construction Cost	\$7,507,765
2	Preliminary and General Costs	\$900,932
3	Margin	\$672,696
4	Construction Contingencies	\$2,306,674
5	Professional Fees & Other Development Costs	\$2,047,900
6	Project Contingency	\$1,074,877
7	Escalation and Rounding	\$969,156
8	Estimate Total	\$15,480,000

4.2 Estimate Assumptions

This estimate includes allowances for the following:

- a) Demolition
- b) Refurbishment and strengthening works
- c) An allowance for minor asbestos removal
- d) Existing staircase to basement to remain with allowances for compliance and aesthetic upgrades, as discussed with building owner
- e) No reuse of existing materials has been considered unless otherwise stated
- f) A construction period of 18 months starting early 2026

4.3 Estimate Exclusions

This estimate makes no allowance for the following:

- a) GST
- b) Temporary accommodation and relocation costs
- c) Information Technology, hardware etc.

- d) Fixtures, fittings and equipment other than those stated
- e) Blinds/window treatments
- f) Client supplied materials
- g) Development contributions
- h) Temporary accommodation
- i) Removal or relocation costs
- j) Principal's bond
- k) Finance and funding costs
- l) No work to the area occupied by the Craic has been allowed outside of the required strengthening works and associated make good

5. Mayfair Theatre

5.1 Estimate Summary

Item	Description	Total (\$)
1	Construction Cost	\$6,492,155
2	Preliminary and General Costs	\$779,059
3	Margin	\$581,697
4	Construction Contingencies	\$1,994,639
5	Professional Fees & Other Development Costs	\$1,711,200
6	Project Contingency	\$924,700
7	Escalation and Rounding	\$836,550
8	Estimate Total	\$13,320,000

5.2 Estimate Assumptions

This estimate includes allowances for the following:

- a) Demolition
- b) Refurbishment and strengthening works
- c) An allowance for minor asbestos removal
- d) No reuse of existing materials has been considered unless otherwise stated
- e) A construction period of 18 months starting early 2026

5.3 Estimate Exclusions

This estimate makes no allowance for the following:

- a) GST
- b) Temporary accommodation and relocation costs
- c) Information Technology, hardware etc.
- d) Fixtures, fittings and equipment other than those stated

- e) Blinds/window treatments
- f) Client supplied materials
- g) Development contributions
- h) Temporary accommodation
- i) Removal or relocation costs
- j) Principal's bond
- k) Finance and funding costs
- l) Enhancements to existing good conditions
- m) No work to the areas/buildings occupied by the Samoan Advisory Council and Strength Metrics Gym

6. Project Staging

Below is an indicative programme to show what the project would look like if we were to stage the work to the buildings.

Building	2025				2026				2027				2028				2029				2030				2031			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Playhouse																												
Athenaeum																												
Mayfair																												

Staging the project as per the above will have the following estimated cost implications.

Building	Escalated Cost	Difference
Playhouse	\$5,790,000	\$0
Athenaeum & Mechanics Institute	\$16,270,000	\$790,000
Mayfair	\$15,000,000	\$1,680,000
Total	\$37,060,000	\$2,470,000

7. Basis of Estimates

7.1 Playhouse Theatre Design and Pricing Documentation

This estimate is based on the following documentation:

Steve Macknight Structural Concept Drawings 22/10/2024

TEAM Architects 236010_Dunedin Theatre Network_Playhouse Theatre_04th Sept 24 Concept Drawings Rev. A

TEAM Architects 236010_DUNEDIN THEATRE NETWORK_CONCEPT REPORT 1/11/2024

TEAM Architects 236010 Dunedin Theatre Network, Playhouse, Concept REV. A 11/11/2024

Zeal Steel Playhouse Theatre Redevelopment Pricing 30/10/2024

ArchiDesign, Playhouse Theatre, Construction Issue V2, 9/04/2021

Precise Consulting, Asbestos Management Survey, JS206736/JO19951, 10/10/2019

7.2 Athenaeum & Mechanics Institute Building Design and Pricing Documentation

This estimate is based on the following documentation:

Zeal Steel Athenaeum Buildings, Structural Steel Upgrade to IL3 Pricing 6/11/2024
Zeal Steel Athenaeum Buildings, Stairs Pricing 6/11/2024
Zeal Steel Athenaeum Buildings, Structural Upgrade Pricing 7/11/2024
Stevenson Brown Ltd, Structural Concept Design 15/10/2024
Stevenson Brown Ltd, Structural Concept Design 28/10/2024
TEAM Architects 236010 Dunedin Theatre Network, Athenaeum, Concept REV. A (No date)
TEAM Architects 236010 Dunedin Theatre Network, Athenaeum, Concept REV. A 15/10/2024
TEAM Architects 236010 Dunedin Theatre Network, Athenaeum, Concept REV. A 04/11/2024
TEAM Architects 236010 Dunedin Theatre Network, Athenaeum, Concept REV. A 11/11/2024
TEAM Architects 236010_DUNEDIN THEATRE NETWORK_CONCEPT REPORT 1/11/2024
Oakley Gray Architects, Dunedin City Council, Dunedin Athenaeum, 02/2009
Consultex Environmental, Targeted Asbestos Refurbishment Report, 4501, 11/08/2022

7.3 Mayfair Theatre Design and Pricing Documentation

This estimate is based on the following documentation:

TEAM Architects 236010 Dunedin Theatre Network, Mayfair, Concept REV. A 12/09/2024
Origin Consultants, 510, Client issue Rev 1, 22/07/2019
WSP, Dunedin Theatre Network, Mayfair, Structural Preliminary Design Drawings, 01/11/2024
WSP, Dunedin Theatre Network, Mayfair, Structural Preliminary Design Drawings, 14/11/2024
WSP, Dunedin Theatre Network, Mayfair Theatre, Structural Design Features Report Preliminary Design, 7/11/2024
Dowdell & Associates Ltd, Asbestos Refurbishment Survey, Mayfair Theatre, 09/08/2022
TEAM Architects 236010_DUNEDIN THEATRE NETWORK_CONCEPT REPORT 1/11/2024
Zeal Steel Mayfair Theatre, Seismic Upgrade Pricing, 14/11/2024

8. Appendices

Appendix A) Estimate Details & Elemental Summary

Project: Dunedin Theatre Network**Details:** Playhouse - Rev. 1**Building:** Concept Estimate 4Q2024

Item	Description	Total
	Structure	825,980
1	Site Preparation	131,910
2	Asbestos Removal	27,000
3	Substructure	165,060
4	Frame	117,410
5	Strengthening Works	95,930
6	Structural Walls	183,600
7	Upper Floors	105,070
	Exterior Fabric	141,195
8	Roof	13,720
9	Exterior Walls & Exterior Finish	68,975
10	Windows & Exterior Doors	58,500
	Interior Finishes	588,315
11	Stairs & Balustrades	38,700
12	Interior Walls	36,595
13	Interior Doors	34,400
14	Floor Finishes	64,805
15	Wall Finishes	104,030
16	Ceiling Finishes	109,685
17	Fittings & Fixtures	200,100
	Services	805,400
18	Sanitary Plumbing	84,850
19	Heating and Ventilation Services	146,100
20	Fire Services	100,900
21	Electrical Services	225,000
22	Vertical and Horizontal Transportation	185,000
23	Special Services	35,500
24	Drainage	28,050
	External Works & Sundries	465,760
25	External Works	29,260
26	Sundries	436,500
	Element Subtotal	2,826,650
	Preliminaries, Margins, Contingencies	1,385,701
27	Preliminaries	339,198
28	Margins	253,268

Project: Dunedin Theatre Network	Details: Playhouse - Rev. 1
Building: Concept Estimate 4Q2024	

Item	Description	Total
29	Construction Contingencies	793,235
	Construction Total	4,212,351
	Project Costs	1,256,068
30	Professional Fees & Other Development Costs	851,000
31	Project Contingencies	405,068
	Project Total	5,468,419
	Escalation - Start Onsite Q2 2026	318,000
32	Rounding	3,581
	Estimate Total	5,790,000
		5,790,000

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL01 Site Preparation

	GENERAL				
1	Disconnect all power from site and make safe	1	sum	2,000.00	2,000
	REAR BUILDING REBUILD				
2	Demolish existing stage and backstage building	119	m ²	300.00	35,700
3	Protection and survey of adjacent buildings	1	sum	5,000.00	5,000
4	Temporary protection to existing building remaining	1	sum	5,000.00	5,000
	EXISTING BUILDING REDEVELOPMENT				
5	Allowance for the disconnection, removal and/or make safe for all services based on area	304	m ²	30.00	9,120
6	Demolish existing timber framed partitions including linings and doors to Entry Lobby, Foyer and Storage and make good adjacent floors and ceilings	129	m ²	50.00	6,450
7	Remove external windows and doors	14	no	500.00	7,000
8	Form/widen opening for new external windows and doors	2	no	2,000.00	4,000
9	Remove strapping and lining to upper level	173	m ²	30.00	5,190
10	Remove joinery fittings and fixtures	1	sum	2,500.00	2,500
11	Remove plumbing fitting and fixtures	5	no	300.00	1,500
12	Remove existing ceiling linings throughout	407	m ²	30.00	12,210
13	Remove existing floor coverings and make good substrate throughout	197	m ²	20.00	3,940
14	Demolish theatre seating platform and adjacent stairs	97	m ²	100.00	9,700
15	Remove existing theatre seat	130	no	20.00	2,600
16	Remove existing theatre equipment and rigging	1	sum	2,000.00	2,000
17	Remove existing Entry Lobby stairs (all flights)	1	sum	5,000.00	5,000
18	Form opening in existing timber wall for new door	1	no	500.00	500
19	Break up and remove concrete slab for construction of lift pit	3	m ²	500.00	1,500
20	Form opening in suspended floor for lift including additional structure and temporary support/propping (Intermediate Floor and Upper Floor)	6	m ²	1,000.00	6,000
21	Remove external egress stair	1	sum	5,000.00	5,000

131,910

Asbestos Removal

1	Locations, quantities and items have been measured in accordance with Precise Consulting Asbestos Management Survey report dated 10/10/2019. Assumed no new asbestos surveys have been conducted since.		note		
	REAR BUILDING REBUILD				

Project: Dunedin Theatre Network

Details: Playhouse - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
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Asbestos Removal

(Continued)

2	Allow to remove and dispose of asbestos containing panel to switchboard before demolition begins	1	sum	5,000.00	5,000
3	Allow to remove and dispose of assumed 3 square meters of asbestos containing fibre cement cladding before demolition begins	1	sum	5,000.00	5,000
4	Allow for post removal re-testing to affected areas	1	sum	1,000.00	1,000
EXISTING BUILDING REDEVELOPMENT					
5	Allow to remove and dispose of asbestos containing panel to switchboard before demolition begins	1	sum	5,000.00	5,000
6	Allow to remove and dispose of 28 square meters of asbestos containing vinyl before demolition begins	1	sum	10,000.00	10,000
7	Allow for post removal re-testing to affected areas	1	sum	1,000.00	1,000

27,000**EL02 Substructure**

REAR BUILDING REBUILD					
1	800x600 Foundation beam 30Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	46	m	990.00	45,540
2	500x500x500 Deep Base 40Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	4	no	490.00	1,960
3	Concrete piles including excavation and concrete footing	50	no	1,135.00	56,750
4	Timber floor construction, including flooring, framing, foundation blocks, membranes and insulation	125	m ²	360.00	45,000
5	Extra Over flooring for stage	57	m ²	50.00	2,850
EXISTING BUILDING REDEVELOPMENT					
6	Excavate below existing floor for lift pit	1	sum	3,500.00	3,500
7	Lift pit concrete slab including sump and reinforcing	3	m ²	500.00	1,500
8	Lift pit concrete walls including reinforcing and grout filling	7	m ²	780.00	5,460
9	Tanking to lift pit	1	sum	2,500.00	2,500

165,060**EL03 Frame**

REAR BUILDING REBUILD					
1	Estimate based on Steve Macknight's structural concept drawings dated 22/10/2024		note		
2	Zeal Steel pricing for steel work dated 30/10/24	1	sum	85,510.00	85,510
3	410UB54 Portal frame	1,476	kg		Incl.
4	310UB40 Portal frame	931	kg		Incl.
5	New/existing portal frame (TBC)	28	m		Incl.
6	DHS300/15 Purlins to roof	134	m ²		Incl.

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL03 Frame

(Continued)

7	Additional structural framing not shown on drawings	1	sum	15,000.00	15,000
8	Intumescent paint to steel work	69	m ²	100.00	6,900
EXISTING BUILDING REDEVELOPMENT					
9	Allowance for replacement of damaged floor framing members	1	sum	10,000.00	10,000

117,410

Strengthening Works

1	Strengthening works based on Steve Macknight's structural concept drawings dated 22/10/2024		note		
EXISTING BUILDING REDEVELOPMENT					
Parapet					
2	Tie parapet to existing roof structure including make good and flashings	1	sum	50,000.00	50,000
Floor Strengthening					
3	300PFC Beam to existing floor - pricing included in Zeal Steel pricing in Frame element	2,045	kg		Incl.
4	290 x 45 Timber stringer fixed to existing concrete walls	47	m	50.00	2,350
5	Fix stringer to wall with M12 anchor and Ramset Chemset	124	no	30.00	3,720
6	Plywood diaphragm to existing ceiling	257	m ²	130.00	33,410
7	Ceiling diaphragm connection to existing wall	129	m	50.00	6,450

95,930

EL04 Structural Walls

REAR BUILDING REBUILD					
1	Estimate based on Steve Macknight's structural concept drawings dated 22/10/2024		note		
2	Reinforced concrete masonry walls, including reinforcement, formwork, concrete filling, grouting, etc including forming lift structure	459	m ²	400.00	183,600

183,600

EL05 Upper Floors

REAR BUILDING REBUILD					
1	240 x 45 Timber framed floor including flooring	60	m ²	255.00	15,300
2	Allowance for 1000 wide gantry catwalk incorporating mid length 3 no stair rise change of height, all including support framing, decking, balustrade and handrails	1	sum	50,000.00	50,000
EXISTING BUILDING REDEVELOPMENT					
3	240 x 45 Timber framed floor including flooring to theatre including stairs/steps	97	m ²	410.00	39,770

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL05 Upper Floors

(Continued)

105,070

EL06 Roof

REAR BUILDING REBUILD					
1	0.55mm Prefinished corrugate roofing, "S&T Custom Orb" , including flashings, wire netting and underlay	130	m ²	70.00	9,100
2	Spouting to match roofing	10	m	120.00	1,200
3	Downpipe to match roofing	16	m	120.00	1,920
4	Soffit lining to rear entry including framing and flashings	3	m ²	500.00	1,500

13,720

EL07 Exterior Walls & Exterior Finish

REAR BUILDING REBUILD					
1	Seal and paint new blockwork wall	295	m ²	50.00	14,750
2	Timber wall framing 90x45 - 3000 high	5.00	m ²	105.00	525
3	Cladding to external wall including building paper, insulation and cavity battens	5.00	m ²	300.00	1,500
EXISTING BUILDING REDEVELOPMENT					
4	Infill external wall where windows have been removed and plaster to match existing	2	no	1,500.00	3,000
5	Prepare and paint exterior face of existing concrete walls	384	m ²	50.00	19,200
6	Additional work to front facade	1	sum	30,000.00	30,000

68,975

EL08 Windows & Exterior Doors

REAR BUILDING REBUILD					
1	1800 Wide roller door including frame and motor	1	no	5,000.00	5,000
2	Single leaf timber door including frame and hardware	2	no	2,500.00	5,000
EXISTING BUILDING REDEVELOPMENT					
3	Pair of timber doors including frame and hardware (Entry)	1	no	5,000.00	5,000
4	Single leaf timber door including frame and hardware (egress door from Auditorium and Foyer)	2	no	2,500.00	5,000
5	Double glazed timber framed windows	11	no	3,500.00	38,500

58,500

EL09 Stairs & Balustrades

REAR BUILDING REBUILD					
1	Timber framed stairs including mid-floor landing, 3000 overall rise x 1000 width	7	m ²	850.00	5,950

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
EL09 Stairs & Balustrades					(Continued)
2	Stainless steel hand rail to stairs including all brackets, fixings and framing support (to one side of stairs only)	16	m	225.00	3,600
3	Balustrade and stainless steel hand rail to stairs including all brackets, fixings and framing support	5	m	750.00	3,750
4	550 Overall rise x 1000 width internal stairs leading to gantry	1	no	1,500.00	1,500
5	550 Overall rise x 1000 width internal stairs (chair lift included elsewhere)	1	no	1,500.00	1,500
6	850 Overall rise x 1000 width fold out access steps to stage including handrail	2	no	2,500.00	5,000
EXISTING BUILDING REDEVELOPMENT					
7	We have allowed to replace the existing stairs likely not compliant		note		
8	Timber framed stairs including mid-floor landing, 5200 overall rise x 1150 width	12	m ²	850.00	10,200
9	Stainless steel hand rail to stairs including all brackets, fixings and framing support	32	m	225.00	7,200

38,700

EL10 Interior Walls

1	No allowance for strapping and lining to existing external walls has been included to match existing		note		
REAR BUILDING REBUILD					
2	Timber wall framing 90x45mm	187	m ²	95.00	17,765
3	Extra Over for Internal/ External Corner to Timber framed partitions, 90x45mm excluding linings - 2700 high	5	no	200.00	1,000
4	Extra Over for "T" Junction to Timber framed partitions, 90x45mm excluding linings - 2700 high	15	no	200.00	3,000
5	Extra Over for forming door opening excluding linings	9	no	265.00	2,385
EXISTING BUILDING REDEVELOPMENT					
6	Timber framed Partitions - 90x45				
7	Timber wall framing 90x45mm	70	m ²	95.00	6,650
8	Extra Over for Internal/ External Corner to Timber framed partitions, 90x45mm excluding linings - 2500 high	1	no	185.00	185
9	Extra Over for "T" Junction to Timber framed partitions, 90x45mm excluding linings - 2500 high	5	no	185.00	925
10	Extra Over for forming door opening excluding linings	8	no	265.00	2,120
11	Timber framed Partitions - 145x45				
12	Timber wall framing 140x45mm	16	m ²	110.00	1,760
13	Extra Over for Internal/ External Corner to Timber framed partitions, 140x45mm excluding linings - 1690 high	1	no	145.00	145

Project: Dunedin Theatre Network

Details: Playhouse - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
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EL10 Interior Walls*(Continued)*

14	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 1690 high	2	no	145.00	290
15	Extra Over for forming door opening, excluding linings	1	no	370.00	370

36,595**EL11 Interior Doors**

1	No re-use of existing doors has been considered in this estimate REAR BUILDING REBUILD		note		
2	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	10	no	1,500.00	15,000
3	Single leaf solid core timber cavity slider including frame, trim, paint finish and all associated hardware EXISTING BUILDING REDEVELOPMENT	1	no	1,900.00	1,900
4	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	9	no	1,500.00	13,500
5	Double leaf solid core timber door including frame, trim, paint finish and all associated hardware	1	no	2,100.00	2,100
6	Single leaf solid core timber cavity slider including frame, trim, paint finish and all associated hardware	1	no	1,900.00	1,900

34,400**EL12 Floor Finishes**

1	No allowance for floor coverings to storage areas have been included in this estimate REAR BUILDING REBUILD		note		
2	Extra Over for stage floor finishes (timber flooring including elsewhere)	57	m ²	150.00	8,550
3	Safety vinyl	16	m ²	200.00	3,200
4	Extra Over for vinyl up turn to walls	34	m	75.00	2,550
5	Carpet tiles	81	m ²	100.00	8,100
6	Carpet to stairs	7	m ²	200.00	1,400
7	Nosing to stairs EXISTING BUILDING REDEVELOPMENT	20	m	50.00	1,000
8	Safety vinyl	25	m ²	200.00	5,000
9	Extra Over for vinyl up turn to walls	47	m	75.00	3,525
10	Carpet	154	m ²	120.00	18,480
11	Carpet to stairs	12	m ²	200.00	2,400
12	Nosing to stairs	34	m	50.00	1,700
13	Carpet tiles (to Meeting and Rehearsal Room)	79	m ²	100.00	7,900

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL12 Floor Finishes

(Continued)

14	Floor coverings to lift	1	sum	1,000.00	1,000
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64,805

EL13 Wall Finishes

REAR BUILDING REBUILD					
1	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	298	m ²	75.00	22,350
2	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	15	m ²	85.00	1,275
3	Vinyl to walls to Accessible WC fixed over plasterboard	18	m ²	200.00	3,600
4	Acoustic insulation to suit 90 x 45 framing	170	m ²	35.00	5,950
5	Paint to internal face of blockwork walls including sealant	365	m ²	40.00	14,600
6	Timber skirting	105	m	25.00	2,625
EXISTING BUILDING REDEVELOPMENT					
7	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	150	m ²	75.00	11,250
8	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	110	m ²	85.00	9,350
9	Allowance for Extra Over wall finishes (timber dado, Autex etc.)	1	sum	5,000.00	5,000
10	Acoustic insulation to suit 90 x 45 framing	70	m ²	35.00	2,450
11	Acoustic insulation to suit 140 x 45 framing	16	m ²	40.00	640
12	Prepare and repaint interior faces existing concrete walls including make good work	521	m ²	40.00	20,840
13	Timber skirting	44	m	25.00	1,100
14	Splashback to kitchen	1	sum	3,000.00	3,000

104,030

EL14 Ceiling Finishes

REAR BUILDING REBUILD					
1	Rondo ceiling battens fixed to underside of floor/ roof framing	179	m ²	35.00	6,265
2	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	171	m ²	95.00	16,245
3	1 x Layer(s) of 13 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	8	m ²	110.00	880
4	Extra Over for some acoustic treatment of ceiling above stage	57	m ²	75.00	4,275
5	R4.0 Pink Batts Ultra ceiling insulation to underside of roofing	129	m ²	40.00	5,160
EXISTING BUILDING REDEVELOPMENT					
6	Rondo ceiling battens fixed to underside of floor/roof framing	167	m ²	35.00	5,845

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
EL14 Ceiling Finishes					<i>(Continued)</i>
7	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	142	m²	95.00	13,490
8	1 x Layer(s) of 13 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	25	m²	110.00	2,750
9	Auditorium ceiling including plasterboard, stopping, paint and cornice similar to existing	103	m²	300.00	30,900
10	Pink Batts Silencer mid-floor insulation	317	m²	50.00	15,850
11	Cornice to match Auditorium	107	m	75.00	8,025
					109,685

EL15 Fittings & Fixtures

REAR BUILDING REBUILD					
1	Dressing Room joinery - 2800 long bench including supporting angle	4	no	3,000.00	12,000
2	Dressing Room mirror	4	no	750.00	3,000
3	Fixed hanging rail to dressing rooms	2	no	250.00	500
4	Fixed shelving/ racking to storage area	1	sum	5,000.00	5,000
5	Kitchenette	1	sum	20,000.00	20,000
6	Bathroom hardware (toilet roll holders, soap dispensers, hand-towel dispensers, mirrors etc)	1	sum	1,200.00	1,200
7	Accessible bathroom hardware (grab rails)	1	sum	500.00	500
EXISTING BUILDING REDEVELOPMENT					
8	Box Office joinery	1	sum	10,000.00	10,000
9	Security gate to Box Office (roller/slide shutter etc.)	1	sum	5,000.00	5,000
10	Control desk (joinery only)	1	sum	5,000.00	5,000
11	Theatre seats	121	no	500.00	60,500
12	Kitchen/ Served	1	sum	60,000.00	60,000
13	Shelving/racking to storage areas	1	sum	10,000.00	10,000
14	Noticeboards and the like	1	sum	4,500.00	4,500
15	Bathroom hardware (toilet roll holders, soap dispensers, hand-towel dispensers, mirrors etc)	1	sum	2,400.00	2,400
16	Accessible bathroom hardware (grab rails)	1	sum	500.00	500
					200,100

EL16 Sanitary Plumbing

1	The rates for sanitary fittings include for water supply and waste pipework		note		
REAR BUILDING REBUILD					
2	WC	2	no	2,500.00	5,000

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL16 Sanitary Plumbing

(Continued)

3	Accessible WC	1	no	3,000.00	3,000
4	WHB	3	no	1,800.00	5,400
5	Accessible shower including slide shower head and mixer - Not shown on drawings	1	no	3,500.00	3,500
6	Floor waste gully	1	no	500.00	500
7	Kitchen sink and mixer	1	no	2,000.00	2,000
8	Boiling water tap/overbench boiler or similar	1	no	3,500.00	3,500
9	HWC	1	no	4,500.00	4,500
10	Allowance for plumbing services to washing machine, dishwasher etc.	1	sum	500.00	500
EXISTING BUILDING REDEVELOPMENT					
11	Chase floor in existing building to allow installation of new sanitary fittings and make good	20	m	1,000.00	20,000
12	WC	3	no	2,500.00	7,500
13	Accessible WC	1	no	3,000.00	3,000
14	WHB	4	no	1,800.00	7,200
15	Kitchen sink and mixer	1	no	2,000.00	2,000
16	Boiling water tap/overbench boiler or similar	1	no	3,500.00	3,500
17	HWC	1	no	4,500.00	4,500
18	Allowance for plumbing services to dishwasher	1	sum	250.00	250
GENERAL					
19	Incoming water supply, including meters, valves, connections and insulation	1	sum	7,500.00	7,500
20	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	1,500.00	1,500

84,850

EL17 Heating and Ventilation Services

REAR BUILDING REBUILD					
1	Heating, ventilation and air conditioning services to Stage based on area	57	m ²	350.00	19,950
2	Heating and ventilation services to circulation areas based on area	40	m ²	200.00	8,000
3	Heating and ventilation services to Dressing Rooms and Green Room based on area	56	m ²	150.00	8,400
4	Ventilation services to Storage areas based on area	22	m ²	50.00	1,100
5	Kitchen extract	1	no	1,500.00	1,500
6	Bathroom extract	3	no	750.00	2,250
EXISTING BUILDING REDEVELOPMENT					

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL17 Heating and Ventilation Services

(Continued)

7	Heating, ventilation and air conditioning services to Auditorium based on area	103	m ²	350.00	36,050
8	Heating and ventilation services to circulation areas based on area	63	m ²	200.00	12,600
9	Heating and ventilation services to Meeting and Rehearsal Room based on area	79	m ²	150.00	11,850
10	Ventilation services to Storage areas based on area	78	m ²	50.00	3,900
11	Kitchen extract	1	no	1,500.00	1,500
12	Bathroom extract	4	no	750.00	3,000
GENERAL					
13	Electrical and controls for mechanical services works	1	sum	5,000.00	5,000
14	Seismic restraint to mechanical services	1	sum	15,000.00	15,000
15	Commissioning and testing	1	sum	5,000.00	5,000
16	Permits, Servicing during defects liability period, Sundries, Identification, Preliminary and General, Profit and Overhead	1	sum	1,000.00	1,000
17	Builder's Work	1	sum	10,000.00	10,000

146,100

EL18 Fire Services

REAR BUILDING REBUILD					
1	Fire alarm system based on area	201	m ²	30.00	6,030
2	Fire sprinkler installation based on area	201	m ²	75.00	15,075
3	Passive fire protection based on area	201	m ²	40.00	8,040
EXISTING BUILDING REDEVELOPMENT					
4	Fire alarm system based on area	419	m ²	30.00	12,570
5	Fire sprinkler installation based on area	419	m ²	75.00	31,425
6	Passive fire protection based on area	419	m ²	40.00	16,760
GENERAL					
7	Sprinkler main to building including connections	1	sum	10,000.00	10,000
8	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	1,000.00	1,000

100,900

EL19 Electrical Services

REAR BUILDING REBUILD					
1	Electrical services generally throughout based on area (distribution, lights, outlets, etc.)	201	m ²	200.00	40,200
2	Additional lighting and outlets to Dressing Rooms and Green Room	1	sum	10,000.00	10,000
3	Trunking, cable trays and ladders based on area	201	m ²	20.00	4,020

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL19 Electrical Services

(Continued)

4	Emergency lighting based on area	201	m ²	30.00	6,030
	EXISTING BUILDING REDEVELOPMENT				
5	Electrical services generally throughout based on area (distribution, lights, outlets, etc.)	419	m ²	200.00	83,800
6	Additional lighting to Lobby and Foyer	1	sum	10,000.00	10,000
7	Trunking, cable trays and ladders based on area	419	m ²	20.00	8,380
8	Emergency lighting based on area	419	m ²	30.00	12,570
	GENERAL				
9	Incoming main electrical supply cable to building including trenching and backfill	1	sum	10,000.00	10,000
10	Connection to mains supply	1	sum	2,500.00	2,500
11	New MSB	1	sum	20,000.00	20,000
12	Exterior lighting	1	sum	10,000.00	10,000
13	Earthing and bonding	1	sum	2,500.00	2,500
14	Permits, testing, identification, 'As Built' drawings, manuals and builder's work	1	sum	5,000.00	5,000

225,000

EL20 Vertical and Horizontal Transportation

	REAR BUILDING REBUILD				
1	Supply and install stair lift - Wall mounted, double rail with folding seat including hand held controls	1	sum	25,000.00	25,000
	EXISTING BUILDING REDEVELOPMENT				
2	Supply and install lift	1	sum	150,000.00	150,000
3	Lift car fit out - Flooring, handrails etc.	1	sum	5,000.00	5,000
4	Electrical services for lift	1	sum	1,500.00	1,500
	GENERAL				
5	Permits, testing, identification, 'As Built' drawings, maintenance manuals and builder's work	1	sum	3,500.00	3,500

185,000

EL21 Special Services

	REAR BUILDING REBUILD				
1	Data services - Minimal	1	sum	5,000.00	5,000
2	Security services based on area	201	m ²	25.00	5,025
3	Stage lighting and the like - Included elsewhere	1	sum		Incl.
	EXISTING BUILDING REDEVELOPMENT				
4	Data services - Minimal	1	sum	5,000.00	5,000

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL21 Special Services

(Continued)

5	Security services based on area	419	m ²	25.00	10,475
6	Auditorium sound system - Included elsewhere	1	sum		Incl.
	GENERAL				
7	Data panel for building	1	sum	10,000.00	10,000

35,500

EL22 Drainage

1	The rates for pipework include excavation, maintaining sides of trench, jointing, fittings, drainage fill bedding and backfilling with excavated material				
	STORMWATER				
2	100Ø uPVC SN6 stormwater pipe, trench not exceeding 1500 deep	30	m	155.00	4,650
3	Strip drain to entrances	11	m	750.00	8,250
4	Sumps	2	no	3,000.00	6,000
5	Connect to mains - Assumed existing connection can be utilised and no roading opening is required	1	sum	2,000.00	2,000
	WASTE WATER				
6	100Ø uPVC SN6 sewer pipe, trench not exceeding 1500 deep	30	m	155.00	4,650
7	Connect to mains - Assumed existing connection can be utilised and no roading opening is required	1	sum	2,000.00	2,000
	General				
8	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	500.00	500

28,050

EL23 External Works

1	Allowance for making good external surfaces to rear of building after construction	1	sum	10,000.00	10,000
2	Allowance for compliance related work to main entrance stairs	1	sum	2,500.00	2,500
3	100 Thick Concrete paving including ramp with exposed aggregate finish: 30Mpa Concrete & 100kg/m ³ allowance for reinforcing steel	16	m ²	210.00	3,360
4	Concrete stairs for external stage access	1	sum	3,000.00	3,000
5	Stainless steel handrail including support posts	16	m	650.00	10,400

29,260

EL24 Sundries

1	Theatre equipment - rigging, lighting, etc.	1	sum	320,000.00	320,000
2	Speakers	1	sum	25,000.00	25,000
3	AV control including electrical and data services required	1	sum	40,000.00	40,000

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL24 Sundries

(Continued)

4	Stage curtains	1	sum	40,000.00	40,000
5	Artwork	1	sum	5,000.00	5,000
6	Building signage	1	sum	5,000.00	5,000
7	Mandatory signage	1	sum	1,500.00	1,500

436,500

EL25 Preliminaries

1	Preliminaries	12	%		339,198
2	P&G Supervision - Medium	9	%		Incl. Above
3	Site Constraints - Highly difficult / constrained site (most of: elevated or off site compounds, additional traffic controls, very large site, additional security/fencing/temporary roadways, etc.)	2	%		Incl. Above
4	Location - Within large centre	0	%		Incl. Above
5	Duration - Low - Programme Traditional (i.e. full access and no staging)	0	%		Incl. Above
6	Scaffolding - Medium	1	%		Incl. Above
7	Cranage - Normal	0	%		Incl. Above
8	Traditional insurance split with low bond/retention requirements	0	%		Incl. Above

339,198

EL26 Margins

1	Contractors Margin	8	%		253,268
2	Contractor Risk Perception - Medium project pricing with a mix of traditional and complex trades	7	%		Incl. Above
3	Contract Risk Allocation (Tender) - Risk shared equitably	1	%		Incl. Above
4	Procurement Method - Competitive bid	0	%		Incl. Above

253,268

EL27 Construction Contingencies

1	Design Development Contingency	10	%		341,912
2	Design Stage - Concept Design	7	%		Incl. Above
3	Design Detailing Complexity - Medium	1	%		Incl. Above
4	Cost Data Availability/Quality - Medium (requires some research for cost comparisons/rates, etc.)	2	%		Incl. Above
5	Procurement method - High (standard) price tension (Traditional Competitive i.e. NZ3910 with design complete)	0	%		Incl. Above
6	Construction Contingency	12	%		451,323
7	Construction type - Alterations and Additions - Old building (high likelihood of asbestos and existing condition largely unknown)	10	%		Incl. Above

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Playhouse - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL27 Construction Contingencies

(Continued)

8	Project Complexity - Low Complexity (i.e. classroom block, single storey houses, etc.)	1	%		Incl. Above
9	Contract Risk Allocation (Post Tender) - Inverse Relation to Contract Risk Allocation	1	%		Incl. Above

793,235

EL28 Professional Fees & Other Development Costs

1	Professional fees and disbursements	1	sum	758,300.00	758,300
2	Site investigations	1	sum	25,000.00	25,000
	Loose furniture and equipment				
3	Shelving units - off the shelf (Bunnings, Mitre 10)	20	no	150.00	3,000
4	Shelving units - warehouse style with plywood infill	4	no	300.00	1,200
5	Clothing racks	5	no	100.00	500
6	Couch	3	no	1,500.00	4,500
7	Folding table	14	no	250.00	3,500
8	Chair - stackable	50	no	150.00	7,500
9	Side table	3	no	100.00	300
	Whiteware				
10	Refrigerator	2	no	2,000.00	4,000
11	Dishwasher - to Green Room	1	no	1,500.00	1,500
12	Dishwasher - to Upper Kitchen	1	no	6,000.00	6,000
13	Washing machine	1	no	1,000.00	1,000
14	Oven and cooktop	1	no	2,000.00	2,000
15	Small appliances	1	sum	1,000.00	1,000
16	Client supplied material		sum		Excl.
17	Territorial authority approval or building consent fees	1	sum	26,700.00	26,700
18	Resource consent fees	1	sum	5,000.00	5,000
19	Development contributions		sum		Excl.
20	Temporary accommodation		sum		Excl.
21	Removal or relocation costs		sum		Excl.
22	Land acquisition costs		sum		Excl.
23	Principal's bond		sum		Excl.
24	Finance and funding costs		sum		Excl.

851,000

Project: Dunedin Theatre Network	Details: Playhouse - Rev. 1
Building: Concept Estimate 4Q2024	

Item	Description	Quantity	Unit	Rate	Total
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EL29 Project Contingencies

1	Project Contingencies	8	%		405,068
2	Clients Risk Appetite - Low Risk Tolerance (i.e. P95 no additional funding likely)	5	%		Incl. Above
3	Project brief - Defined, but may change with stakeholder input	3	%		Incl. Above
					405,068

H Escalation - Start Onsite Q2 2026

1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		233,000
3	Post-contract Escalation 2Q26 - 4Q26	1.48	%		85,000
					318,000

Rounding

1	Rounding				3,581
					3,581

Project: Dunedin Theatre Network**Details:** Athenaeum - Rev. 1**Building:** Concept Estimate 4Q2024

Item	Description	Total
	Structure	2,470,820
1	Site Preparation	567,605
2	Asbestos Removal	56,500
3	Substructure	250,585
4	Frame	984,855
5	Structural Walls	217,730
6	Upper Floors	393,545
	Exterior Fabric	539,725
7	Roof	151,125
8	Exterior Walls & Exterior Finish	40,000
9	Windows & Exterior Doors	348,600
	Interior Finishes	1,847,285
10	Stairs & Balustrades	88,275
11	Interior Walls	291,350
12	Interior Doors	128,625
13	Floor Finishes	120,150
14	Wall Finishes	253,125
15	Ceiling Finishes	577,560
16	Fittings & Fixtures	388,200
	Services	1,865,790
17	Sanitary Plumbing	166,800
18	Heating and Ventilation Services	340,150
19	Fire Services	303,615
20	Electrical Services	591,750
21	Vertical and Horizontal Transportation	347,500
22	Special Services	77,175
23	Drainage	38,800
	External Works & Sundries	784,145
24	External Works	53,145
25	Sundries	731,000
	Element Subtotal	7,507,765
	Preliminaries, Margins, Contingencies	3,880,301
26	Preliminaries	900,932
27	Margins	672,696
28	Construction Contingencies	2,306,674

Project: Dunedin Theatre Network	Details: Athenaeum - Rev. 1
Building: Concept Estimate 4Q2024	

Item	Description	Total
	Construction Total	11,388,066
	Project Costs	3,122,777
29	Professional Fees & Other Development Costs	2,047,900
30	Project Contingencies	1,074,877
	Project Total	14,510,844
	Escalation - Start Onsite Q2 2026	961,000
	Escalation - Start Onsite Q4 2027	Excl.
31	Rounding	8,156
	Estimate Total	15,480,000
		15,480,000

Project: Dunedin Theatre Network

Details: Athenaeum - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
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EL01 Site Preparation

	GENERAL				
1	Disconnect all power from site and make safe - including allowance for work involved to keep power to tenanted areas operational as long as possible	1	sum	5,000.00	5,000
2	Protection and survey of adjacent buildings	1	sum	10,000.00	10,000
3	Temporary protection to existing building remaining	1	sum	15,000.00	15,000
4	Allowance for the disconnection, removal and/or make safe for all services based on area	1,708	m ²	20.00	34,160
	BASEMENT				
5	Demolish and remove timber flooring and subfloor system	21	m ²	50.00	1,050
6	Bulk excavation including cartaway	30	m ³	150.00	4,500
7	Remove external timber windows and doors including all frame and trim	25	no	500.00	12,500
8	Remove large external barn style sliding double door	1	no	1,500.00	1,500
9	Remove internal timber door, frame, trim and window above as required	10	no	225.00	2,250
10	Demolish and remove masonry block wall and associated ceiling structure inside furnace room	9	m ²	365.00	3,285
11	Demolish and remove 75 thick concrete structure to new toilet block including roof	8	m ²	185.00	1,480
12	Demolish and remove existing clay brick partitions 300 thick	78	m ²	185.00	14,430
13	Demolish and remove existing clay brick partitions 500 thick	68	m ²	300.00	20,400
14	Form/widen opening in masonry/stone partition for new internal doors including additional structure and temporary support propping	4	no	2,000.00	8,000
15	Demolish, remove and seal off existing fire places	6	no	1,000.00	6,000
16	Demolish and remove lath and plaster ceiling lining system	418	m ²	60.00	25,080
17	Form opening in suspended floor for lift	6	m ²	1,000.00	6,000
18	Remove structural timber posts	13	no	150.00	1,950
19	Allowance for additional structure and temporary support/propping during demolition stages	1	sum	25,000.00	25,000
20	Protection of existing basement to ground floor staircase	1	sum	1,000.00	1,000
21	Remove external egress stair	1	sum	5,000.00	5,000
22	Cut and remove concrete for services channel 400 wide and reinstate concrete floor including reinforcing	14	m	600.00	8,400
23	Allowance to remove and reinstate Craic Kitchen and Bar's kitchen and bar set up to allow access to replace floor structure and coverings as specified in engineers structural drawings	1	sum	25,000.00	25,000
	GROUND FLOOR				
24	Demolish and remove fixed joinery units and shelving	1	sum	7,000.00	7,000

Project: Dunedin Theatre Network

Details: Athenaeum - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
EL01 Site Preparation					<i>(Continued)</i>
25	Remove plumbing fitting and fixtures	9	no	300.00	2,700
26	Remove internal timber doors, frames and trim and window above as required	30	no	225.00	6,750
27	Demolish and remove staircases to library, foyer, theatre and hatch over	9	m ²	550.00	4,950
28	Demolish and remove theatre seating platform and associated stairs	128	m ²	100.00	12,800
29	Remove existing theatre seat	92	no	20.00	1,840
30	Remove existing theatre equipment and rigging	1	sum	2,000.00	2,000
31	Demolish and remove existing clay brick partitions 200 thick	18	m ²	185.00	3,330
32	Demolish and remove existing clay brick partitions 400 thick	62	m ²	300.00	18,600
33	Demolish and remove existing timber framed partitions including linings and any internal windows	548	m ²	50.00	27,400
34	EVO for demo to high stud height - assumed approx. 50% of total	274	m ²	25.00	6,850
35	Demolish and remove existing ceiling linings throughout	549	m ²	30.00	16,470
36	EVO for lath and plaster system assumed at 30%	151	m ²	30.00	4,530
37	Demolish and remove glass lined coffered ceiling system	105	m ²	100.00	10,500
38	Demolish and remove existing timber floor boards, coverings and suspended framing system including support beams	481	m ²	100.00	48,100
39	Demolish and remove existing timber floor boards and floor coverings with suspended framing system to remain	218	m ²	45.00	9,810
40	Allowance for suspended framing system repairs to last	1	sum	5,000.00	5,000
41	Remove external timber windows and doors including all frame and trim	31	m ²	225.00	6,975
42	Allowance for additional structure and temporary support/propping during demolition stages	1	sum	25,000.00	25,000
UPPER FLOOR					
43	Demolish and remove fixed joinery units	1	sum	2,000.00	2,000
44	Remove plumbing fitting and fixtures	2	no	300.00	600
45	Form/ widen and remove waste for opening in masonry/ stone partition for new internal doors including additional structure and temporary support propping	4	m ²	1,000.00	4,000
46	Demolish existing timber framed partitions including linings and any internal windows	179	m ²	50.00	8,950
47	Remove internal timber doors, including all frame, trim and window above as required	8	no	225.00	1,800
48	Remove external timber windows and doors including all frame and trim	11	m ²	225.00	2,475
49	Work to existing fire places	3	no	1,000.00	3,000
50	Demolish and remove platform and adjacent stairs to storage spaces	7	m ²	100.00	700

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
EL01 Site Preparation					(Continued)
51	Demolish and remove existing ceiling linings throughout	132	m ²	30.00	3,960
52	Demolish and remove existing timber floor boards, floor coverings with subfloor system to remain	121	m ²	45.00	5,445
53	Allowance for subfloor system repairs to last	1	sum	2,500.00	2,500
54	Demolish and remove mezzanine floor boards, coverings and subfloor system including support beams	43	m ²	100.00	4,300
55	Allowance for additional structure and temporary support/propping during demolition stages	1	sum	10,000.00	10,000
ROOF					
56	Remove existing roofing	935	m ²	15.00	14,025
57	Remove existing roof framing/trusses (First floor roofed not included)	504	m ²	40.00	20,160
58	Demolish and remove brick gable to new roof level	37	m ²	300.00	11,100
59	Allowance for staging and temporary protection	1	sum	15,000.00	15,000

567,605

Asbestos Removal

1	Locations, quantities and items have been measured in accordance with Consultex Environmental Targeted Asbestos Refurbishment Report dated 11/08/2022. Assumed no new asbestos surveys have been conducted since.		note		
2	Allow to remove and dispose of assumed asbestos containing panel to switchboard before demolition begins - 7no switchboards	1	item	17,500.00	17,500
3	Allow to remove and dispose of asbestos containing sealant to waste pipe	1	item	500.00	500
4	Allow to remove and dispose of 52 square meters of asbestos containing vinyl before demolition begins	1	item	15,000.00	15,000
5	Allow to remove and dispose of assumed asbestos containing HWC and boiler units before demolition begins - 5no units	1	item	2,500.00	2,500
6	Allowance to dismantle and remove furnace and all associated services complete - assumed asbestos present	1	sum	20,000.00	20,000
7	Allow for post removal re-testing to affected areas	1	item	1,000.00	1,000

56,500

EL02 Substructure

BASEMENT					
1	400x400 Foundation beam 40Mpa Concrete & 100kg/m ³ allowance for reinforcing steel	10	m	395.00	3,950
2	500x400 Foundation beam 40Mpa Concrete & 100kg/m ³ allowance for reinforcing steel	22	m	450.00	9,900
3	2000x2000x400 Deep Base 40Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	3	no	3,335.00	10,005

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EL02 Substructure		<i>(Continued)</i>			
4	3000x700x400 Deep Base 40Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	6	no	2,070.00	12,420
5	1000x1000x400 Deep Base 40Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	2	no	1,065.00	2,130
6	2000x700x400 Deep Base 40Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	3	no	1,445.00	4,335
7	600 dia x 3000 Deep Base 30Mpa Concrete & 150kg/m ³ allowance for reinforcing steel	2	no	3,200.00	6,400
8	100 Thick Concrete Slab: 30Mpa Concrete & 100kg/m ³ allowance for reinforcing steel, DPM, 50 blinding, over existing slab (Slab type 1)	556	m ²	195.00	108,420
9	100 Thick Concrete Slab: 30Mpa Concrete & 100kg/m ³ allowance for reinforcing steel, DPM, 50 blinding, 100 hardfill, over existing slab (Slab type 2)	58	m ²	195.00	11,310
10	100 Thick Concrete Slab: 30Mpa Concrete & 100kg/m ³ allowance for reinforcing steel, DPM, 50 blinding, 100 min hardfill, over cleared ground (Slab type 3)	172	m ²	195.00	33,540
11	Additional labour allowance to pour above slab due to access constraints	99	m ³	125.00	12,375
12	Polished concrete finish to slab	784	m ²	15.00	11,760
13	Lift pit concrete slab including sump and reinforcing	10	m ²	500.00	5,000
14	Lift pit concrete walls including reinforcing and grout filling	18	m ²	780.00	14,040
15	Tanking to lift pit	1	sum	5,000.00	5,000

250,585

EL03 Frame

1	Estimate based on Stevenson Brown Ltd, structural concept drawings dated 22/10/2024		note		
2	Zeal Steel pricing for steel work dated 6/11/24	1	sum	604,275.00	604,275
3	Allowance for additional steel not shown on the drawings	1	sum	100,000.00	100,000
BASEMENT					
4	460UB67	5,432	kg		Incl.
5	310UB40	4,110	kg		Incl.
6	200UB22	1,287	kg		Incl.
7	200UC52	3,344	kg		Incl.
8	200UC46	389	kg		Incl.
9	150UC30	1,764	kg		Incl.
10	150UC23	105	kg		Incl.
11	250PFC	926	kg		Incl.
12	150PFC	149	kg		Incl.

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EL03 Frame		<i>(Continued)</i>			
13	100 x 6 SHS	351	kg		Incl.
14	Allowance for Plates & Connections 15%	2,679	kg		Incl.
GROUND FLOOR					
15	360UB57	936	kg		Incl.
16	250UB30	2,946	kg		Incl.
17	200UB25	162	kg		Incl.
18	200UB22	458	kg		Incl.
19	150UB18	1,146	kg		Incl.
20	150UB14	1,711	kg		Incl.
21	250UC89	2,452	kg		Incl.
22	200UC52	3,776	kg		Incl.
23	150UC30	3,150	kg		Incl.
24	230PFC	941	kg		Incl.
25	150PFC	1,164	kg		Incl.
26	100 x 6 EA	58	kg		Incl.
27	100 x 6 SHS	1,002	kg		Incl.
28	65 x 4 SHS	40	kg		Incl.
29	Allowance for Plates & Connections 15%	2,991	kg		Incl.
First Floor					
30	100 x 6 SHS	192	kg		Incl.
31	100 x 6 EA	1,172	kg		Incl.
32	Allowance for Plates & Connections 15%	205	kg		Incl.
Gib GBCBT 30a Fire Rated System to:-					
33	150UC30	164	m	200.00	32,800
34	200UC52	73	m	215.00	15,695
35	250UC89	28	m	235.00	6,580
36	460UB69	81	m	250.00	20,250
37	360UB57	17	m	235.00	3,995
38	310UB40	102	m	225.00	22,950
39	200UB22	58	m	200.00	11,600
40	250PFC	10	m	205.00	2,050
ROOF					
41	Gang-nail truss roof @ 600 cts	125	m ²	150.00	18,750
42	70 x 45 Purlins @ 400 cts	92	m ²	65.00	5,980

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EL03 Frame

(Continued)

43	90 x 45 Purlins @ 400 cts	459	m ²	65.00	29,835
44	240 x 45 Purlins @ 700 cts	371	m ²	65.00	24,115
45	240 x 45 Rafters @ 600 cts	80	m ²	75.00	6,000
46	2/240 x 45 Hyspan rafters	21	m	210.00	4,410
47	Zeal Steel pricing for attaching roof structure to masonry walls dated 7/11/24	1	sum	39,950.00	39,950
48	Allowance for repairs to roof structures remaining	354	m ²	30.00	10,620
49	Tie parapet to existing roof structure including make good and flashings	1	sum	20,000.00	20,000
50	Allowance for frame repairs to SW 'lean to' bathroom structure	1	sum	5,000.00	5,000

984,855

EL04 Structural Walls

1	Estimate based on Stevenson Brown Ltd, structural concept drawings dated 22/10/2024		note		
2	Zeal Steel pricing for threaded rods dated 6/11/24	1	sum	36,930.00	36,930
3	M12 x 500 SS threaded rod anchors to existing masonry walls epoxy fixed at 1200 cts	371	m ²		Incl.
4	Zeal Steel pricing for re-pointing including scaffolding dated 6/11/24	1	sum	90,000.00	90,000
5	Re-point internal and external faces of existing stone masonry wall	742	m ²		Incl.
6	Re-point external faces of remaining brick masonry wall	842	m ²		Incl.
7	Infill existing opening with triple brick keying into existing	60	m ²	440.00	26,400
8	Reinforced concrete masonry walls, including reinforcement, formwork, concrete filling, grouting, etc to form lift structure	161	m ²	400.00	64,400

217,730

EL05 Upper Floors

1	290 x 45 Joists @ 400 cts (J1)	385	m ²	220.00	84,700
2	300 x 45 HySpan joists @ 400 cts (J3)	63	m ²	355.00	22,365
3	21 Plywood floor diaphragm	782	m ²	120.00	93,840
4	21 Plywood ceiling diaphragm	346	m ²	140.00	48,440
5	Floor diaphragm perimeter fixing to wall	426	m	50.00	21,300
6	Mezzanine floor and structure for Athenaeum library	60	m ²	515.00	30,900
7	Walkable grib to Black Box Space	184	m ²	500.00	92,000

393,545

EL06 Roof

1	0.55mm Prefinished corrugate roofing, "S&T Custom Orb" , including flashings, wire netting and underlay	927	m ²	75.00	69,525
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EL06 Roof

(Continued)

2	Form membrane gutter including additional framing	104	m	500.00	52,000
3	Rainwater head/ scupper	8	no	500.00	4,000
4	Downpipe to match roofing	80	m	120.00	9,600
5	Allowance for work to skylights including repair work required	4	no	4,000.00	16,000

151,125

EL07 Exterior Walls & Exterior Finish

1	Refer to Structural Walls for work to stone and brick walls		note		
2	Allowance to make good junction between brick walls and new roof junction	1	sum	10,000.00	10,000
3	Additional work to front facade based off structural engineers plans	1	sum	30,000.00	30,000

40,000

EL08 Windows & Exterior Doors

	BASEMENT				
1	Timber windows, including frames and sills, weatherbars, glazing, fixing, special rebates, pointing, paint, hardware, fixing lugs or pockets, flashings, facings and trim, opening gear and the like	47	m ²	2,600.00	122,200
2	Extra Over last for acoustic treatment	32	m ²	600.00	19,200
3	Timber doors and frames, including frames and sills, weatherbars, glazing, fixing, special rebates, pointing, paint, hardware, fixing lugs or pockets, flashings, facings and trim, opening gear and the like	26	m ²	3,000.00	78,000
4	Extra Over last for acoustic treatment	10	m ²	600.00	6,000
5	3500 High x 3000 wide roller door, complete with frame, trim, fixings, special supports, motor and the like	1	m ²	10,000.00	10,000
	GROUND FLOOR & UPPER FLOOR				
6	Timber windows, including frames and sills, weatherbars, glazing, fixing, special rebates, pointing, paint, hardware, fixing lugs or pockets, flashings, facings and trim, opening gear and the like	32	m ²	2,600.00	83,200
7	Timber doors and frames, including frames and sills, weatherbars, glazing, fixing, special rebates, pointing, paint, hardware, fixing lugs or pockets, flashings, facings and trim, opening gear and the like	10	m ²	3,000.00	30,000

348,600

EL09 Stairs & Balustrades

	BASEMENT				
	Allowance for refurbishment/ alteration to stairs remaining including handrails and balustrade (requested/ suggested by owner)				
1	4670 Overall rise x 1000 wide including mid rise landing.	1	sum	8,500.00	8,500
	Steel framed stairs				
2	Zeal Steel pricing for steel stairs below dated 6/11/24		note		

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Item	Description	Quantity	Unit	Rate	Total
EL09 Stairs & Balustrades					(Continued)
3	4670 Overall rise x 1500 width L shape staircase with mid-rise landing Timber framed stairs	1	no	59,000.00	59,000
4	550 Overall rise x 2500 width	1	no	3,500.00	3,500
5	Stainless steel handrail to stairs including all brackets, fixings and framing support	14	m	225.00	3,150
GROUND FLOOR & UPPER FLOOR					
Allowance for refurbishment/ alteration to stairs remaining including handrails and balustrade (requested/suggested by owner)					
6	4900 Overall rise x 1200 width L shape staircase with mid-rise landing Timber framed stairs	1	sum	9,000.00	9,000
7	2200 Overall rise x 1200 width	1	no	4,000.00	4,000
8	Stainless steel handrail to stairs including all brackets, fixings and framing support	5	m	225.00	1,125

88,275

EL10 Interior Walls

BASEMENT					
Timber framed Partitions - 90x45					
1	Timber wall framing 90x45mm - 3000 high	68	m ²	105.00	7,140
2	Extra Over for "T" Junction to Timber framed partitions, 90x45mm excluding linings - 3000 high	5	no	255.00	1,275
3	Extra Over for forming door opening, 710(w)x2000(h) excluding linings	10	no	300.00	3,000
Timber framed Partitions - 145x45					
Due to wall height an extra stud per span has been allowed for.					
4	Timber wall framing 140x45mm - 4670 high	39	m ²	225.00	8,775
5	Extra Over for Corner to Timber framed partitions, 140x45mm excluding linings - 4670 high	1	no	515.00	515
6	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 4670 high	2	no	515.00	1,030
Timber framed Partitions - 190x45					
Due to wall height an extra stud per span has been allowed for.					
7	Timber wall framing 190x45mm - 4670 high	339	m ²	250.00	84,750
8	Extra Over for Corner to Timber framed partitions, 140x45mm excluding linings - 4670 high	8	no	515.00	4,120
9	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 4670 high	4	no	515.00	2,060
10	Extra Over for forming door opening, 860(w)x2000(h) excluding linings	6	no	580.00	3,480

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EL10 Interior Walls

(Continued)

11	Extra Over for forming door opening, 1720(w)x2000(h) excluding linings	5	no	625.00	3,125
GROUND FLOOR & UPPER FLOOR Timber framed Partitions - 90x45					
12	Timber wall framing 90x45mm - 3000 high	107	m ²	105.00	11,235
13	Extra Over for "T" Junction to Timber framed partitions, 90x45mm excluding linings - 3000 high	12	no	255.00	3,060
14	Extra Over for forming door opening, 710(w)x2000(h) excluding linings	9	no	300.00	2,700
Timber framed Partitions - 145x45 Due to wall height an extra stud per span has been allowed for.					
15	Timber wall framing 140x45mm - 4670 high	632	m ²	225.00	142,200
16	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 4670 high	9	no	515.00	4,635
17	Extra Over for forming door opening, 900(w)x2000(h) excluding linings	10	no	575.00	5,750
18	Extra Over for forming door opening, 1800(w)x2000(h) excluding linings	4	no	625.00	2,500

291,350

EL11 Interior Doors

1	No re-use of existing doors has been considered in this estimate		note		
BASEMENT					
2	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	14	no	1,500.00	21,000
3	Extra Over to last for fixing 3no. door to brick wall and 1 no acoustic upgrade	1	sum	725.00	725
4	Double leaf solid core timber door including frame, trim, paint finish and all associated hardware	6	no	2,100.00	12,600
5	Extra Over to last for fixing 4no. doors to brick wall, acoustic/ fire upgrade and 1no. glazed panel above	1	sum	4,300.00	4,300
6	Extra Over for 1no. door to fit archway	1	no	1,500.00	1,500
7	Single leaf solid core timber barn style slider including frame, trim, paint finish and all associated hardware	2	no	2,050.00	4,100
GROUND FLOOR & UPPER FLOOR					
8	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	21	no	1,500.00	31,500
9	Extra Over to last for acoustic/ fire upgrade. (Assumed 5no.)	1	sum	2,500.00	2,500
10	Double leaf solid core timber door including frame, trim, paint finish and all associated hardware	5	no	2,020.00	10,100
11	Extra Over to last for acoustic/ fire upgrade. (Assumed 3no.)	1	sum	2,250.00	2,250

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EL11 Interior Doors

(Continued)

12	Single leaf solid core timber barn style slider including frame, trim, paint finish and all associated hardware	1	no	2,050.00	2,050
13	3300 Wide x 3200 high automatic operable wall	2	no	18,000.00	36,000

128,625

EL12 Floor Finishes

1	No allowance for floor coverings to storage areas have been included in this estimate BASEMENT		note		
2	A polished concrete finish has been allowed for the basement slab, refer to Substructure for pricing GROUND FLOOR & UPPER FLOOR		note		
3	Safety vinyl	228	m ²	200.00	45,600
4	Extra Over for vinyl up turn to walls	224	m	75.00	16,800
5	Carpet tiles	501	m ²	100.00	50,100
6	Carpet to stairs	15	m ²	200.00	3,000
7	Nosing to stairs	53	m	50.00	2,650
8	Floor coverings to lift	1	sum	2,000.00	2,000

120,150

EL13 Wall Finishes

	BASEMENT				
1	Allow for prep, make good and/or seal existing finish to brick and stone walls to keep industrial/ historical look - Included elsewhere Standard GIB® plasterboard	399	m ²		Incl.
2	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint. Aqualine GIB® plasterboard	181	m ²	75.00	13,575
3	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint. Ply Linings	115	m ²	85.00	9,775
4	Structural Ply (CD): 1 x Layer(s) of 9 Thick UT (untreated) Sundries	173	m ²	50.00	8,650
5	Acoustic insulation to large function room to suit framing	48	m ²	50.00	2,400
6	Timber skirting fixed to timber/ partitions	131	m	30.00	3,930
7	Splashback to kitchen GROUND FLOOR & UPPER FLOOR	1	sum	1,750.00	1,750

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EL13 Wall Finishes

(Continued)

8	Allow for prep, make good and/or seal existing finish to brick and stone walls to keep industrial/ historical look - Included elsewhere Standard GIB® plasterboard	882	m ²		Incl.
9	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint. Aqualine GIB® plasterboard	1,170	m ²	75.00	87,750
10	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint. Sundries	157	m ²	85.00	13,345
11	Acoustic insulation to black box space to suit framing	249	m ²	50.00	12,450
12	Acoustic treatment to walls adhesive fixed to plasterboard linings	249	m ²	350.00	87,150
13	Timber skirting fixed to timber partitions	320	m	30.00	9,600
14	Splashback to kitchen	1	sum	2,750.00	2,750

253,125

EL14 Ceiling Finishes

	BASEMENT				
1	Rondo ceiling battens fixed to underside of upper floor system	759	m ²	35.00	26,565
2	Extra Over last for working at high stud height Fyreline GIB® plasterboard	759	m ²	10.00	7,590
3	2 x Layer(s) of 13 Thick GIB® Fyreline plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	759	m ²	155.00	117,645
4	Extra Over last for working at high stud height	759	m ²	25.00	18,975
5	Pink Batts Silencer mid-floor insulation	759	m ²	50.00	37,950
6	Acoustic treatment to 30% of large function space	92	m ²	1,000.00	92,000
7	Rondo suspended ceiling systems to lower level partitions in toilets and tech room	28	m ²	35.00	980
8	Extra Over last for fixing into block and brick walls	1	sum	200.00	200
9	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	28	m ²	95.00	2,660
10	Allow for Kopine flooring to above toilet block and tech room GROUND FLOOR & UPPER FLOOR	28	m ²	85.00	2,380
11	Allowance to carefully remove existing historical ceiling from existing Library and reinstate in new corridor (requested/ suggested by owner)	1	sum	50,000.00	50,000
12	Rondo ceiling battens fixed to underside of floor/ roof framing excluding to last	718	m ²	35.00	25,130
13	Extra Over last last for working at high stud height	718	m ²	10.00	7,180
14	R4.0 Pink Batts Ultra ceiling insulation to underside of roofing	810	m ²	40.00	32,400

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EL14 Ceiling Finishes

(Continued)

15	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	718	m²	95.00	68,210
16	Extra Over last last for working at high stud height	718	m²	25.00	17,950
17	Make good and repaint historic library ceilings at request/ suggestion of owner	65	m²	60.00	3,900
18	Allow for Kopine flooring to above toilet block	17	m²	85.00	1,445
19	Acoustic treatment to Black Box Space	184	m²	350.00	64,400

577,560

EL15 Fittings & Fixtures

	BASEMENT				
1	4350 Long bench including supporting angle/ bracket - Changing and alternative performer entry	2	no	4,500.00	9,000
2	Mirrors to last	2	no	750.00	1,500
3	Green Room joinery including kitchenette	1	sum	20,000.00	20,000
4	Bar joinery including stainless steel benchtops	1	sum	50,000.00	50,000
5	Bar stools to last	8	no	150.00	1,200
6	3750 Long Tech bench (joinery only)	1	sum	5,000.00	5,000
7	Accessible bathroom hardware (grab rails)	1	sum	500.00	500
8	Bathroom hardware (toilet roll holders, soap dispensers, hand towel dispensers, mirrors etc)	1	sum	4,800.00	4,800
9	Noticeboards and the like	1	sum	6,000.00	6,000
10	Shelving/ racking to storage areas 4no. of locations	1	sum	15,000.00	15,000
	GROUND FLOOR				
11	3600 Long bench including supporting angle/ bracket - Dressing Rooms	2	no	4,000.00	8,000
12	Green Room joinery including kitchenette	1	sum	20,000.00	20,000
13	Wardrobe joinery to dressing rooms	2	no	1,000.00	2,000
14	Mirrors to last	2	no	750.00	1,500
15	Bar joinery including stainless steel benchtops	1	sum	30,000.00	30,000
16	Accessible bathroom hardware (grab rails)	1	sum	500.00	500
17	Bathroom hardware (toilet roll holders, soap dispensers, hand towel dispensers, mirrors etc)	1	sum	7,200.00	7,200
18	Noticeboards and the like	1	sum	6,000.00	6,000
19	Allowance for replacement commercial grade kitchen to The Craic	1	sum	200,000.00	200,000

388,200

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EL16 Sanitary Plumbing

1	The rates for sanitary fittings include for water supply and waste pipework				
2	Incoming water supply, including meters, valves, connections and insulation	1	sum	25,000.00	25,000
3	WC	19	no	2,500.00	47,500
4	Accessible WC	2	no	3,000.00	6,000
5	WHB	19	no	1,800.00	34,200
6	Accessible WHB	2	no	2,000.00	4,000
7	Accessible shower including slide shower head and mixer - Not shown on drawings	2	no	3,500.00	7,000
8	Floor waste gully	5	no	500.00	2,500
9	Kitchen sink and mixer	2	no	2,000.00	4,000
10	Bar sink and mixer	2	no	1,800.00	3,600
11	Boiling water tap/ overbench boiler or similar	2	no	3,500.00	7,000
12	HWC	2	no	10,000.00	20,000
13	Allowance for plumbing services to washing machine, dishwasher etc.	1	sum	1,000.00	1,000
14	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	5,000.00	5,000

166,800**EL17 Heating and Ventilation Services**

	BASEMENT				
1	Heating, ventilation and air conditioning services to Large Function Space based on area	316	m ²	250.00	79,000
2	Heating and ventilation services to circulation areas based on area	148	m ²	200.00	29,600
3	Heating and ventilation services to Dressing Rooms and Green Room based on area	86	m ²	150.00	12,900
4	Ventilation services to Storage areas based on area	156	m ²	50.00	7,800
5	Kitchen extract	1	no	750.00	750
6	Bathroom extract	15	no	500.00	7,500
	GROUND FLOOR				
7	Heating, ventilation and air conditioning services to Black Box Space based on area	184	m ²	250.00	46,000
8	Heating and ventilation services to circulation areas (including Meeting Room and Athenaeum Club) based on area	297	m ²	200.00	59,400
9	Heating and ventilation services to Dressing Rooms and Green Room based on area	68	m ²	150.00	10,200
10	Ventilation services to Storage areas based on area	75	m ²	50.00	3,750
11	Kitchen extract	1	no	750.00	750

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL17 Heating and Ventilation Services

(Continued)

12	Bathroom extract	12	no	500.00	6,000
	GENERAL				
13	Electrical and controls for mechanical services works	1	sum	15,000.00	15,000
14	Seismic restraint to mechanical services	1	sum	30,000.00	30,000
15	Commissioning and testing	1	sum	10,000.00	10,000
16	Permits, Servicing, during defects liability period, Sundries, Identification, Preliminary and General, Profit and Overhead	1	sum	1,500.00	1,500
17	Builder's Work	1	sum	20,000.00	20,000

340,150

EL18 Fire Services

1	Fire alarm system based on area	1,887	m ²	30.00	56,610
2	Fire sprinkler installation based on area	1,887	m ²	75.00	141,525
3	Passive fire protection based on area	1,887	m ²	40.00	75,480
	GENERAL				
4	Sprinkler main to building including connections	1	sum	25,000.00	25,000
5	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	5,000.00	5,000

303,615

EL19 Electrical Services

1	Electrical services generally throughout based on area (distribution, lights, outlets, etc.)	1,887	m ²	200.00	377,400
2	Additional lighting and outlets to Dressing Rooms and Green Room	1	sum	10,000.00	10,000
3	Trunking, cable trays and ladders based on area	1,887	m ²	20.00	37,740
4	Emergency lighting based on area	1,887	m ²	30.00	56,610
	GENERAL				
5	Incoming main electrical supply cable to building including trenching and backfill	1	sum	30,000.00	30,000
6	Connection to mains supply	1	sum	5,000.00	5,000
7	New MSB	1	sum	50,000.00	50,000
8	Exterior lighting	1	sum	10,000.00	10,000
9	Earthing and bonding	1	sum	5,000.00	5,000
10	Permits, testing, identification, 'As Built' drawings, manuals and builder's work	1	sum	10,000.00	10,000

591,750

EL20 Vertical and Horizontal Transportation

1	Supply and install passenger lift	1	sum	150,000.00	150,000
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Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL20 Vertical and Horizontal Transportation

(Continued)

2	Lift car fit out - flooring, handrails etc.	1	sum	5,000.00	5,000
3	Electrical services for lift	1	sum	1,500.00	1,500
4	Supply and install service lift	1	sum	180,000.00	180,000
5	Lift car fit out - Flooring, handrails etc.	1	sum	2,500.00	2,500
6	Electrical services for lift	1	sum	1,500.00	1,500
	GENERAL				
7	Permits, testing, identification, 'As Built' drawings, maintenance manuals and Builder's work	1	sum	7,000.00	7,000

347,500

EL21 Special Services

1	Data services - Minimal	1	sum	30,000.00	30,000
2	Security services based on area	1,887	m ²	25.00	47,175
3	Large Function Space lighting and the like - Included elsewhere				
4	Black Box Space lighting and the like - Included elsewhere				

77,175

EL22 Drainage

1	The rates for pipework include excavation, maintaining sides of trench, jointing, fittings, drainage fill bedding and backfilling with excavated material				
	STORMWATER				
2	100Ø uPVC SN6 stormwater pipe, trench not exceeding 1500 deep	60	m	155.00	9,300
3	Strip drain to entrances	11	m	750.00	8,250
4	Sumps	3	no	3,000.00	9,000
5	Connect to mains - Assumed existing connection can be utilised and no roading opening is required	1	sum	2,000.00	2,000
	WASTE WATER				
6	100Ø uPVC SN6 sewer pipe, trench not exceeding 1500 deep	50	m	155.00	7,750
7	Connect to mains - Assumed existing connection can be utilised and no roading opening is required	1	sum	2,000.00	2,000
	General				
8	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	500.00	500

38,800

EL23 External Works

1	Excavation and fill to rear of building	150	m ²	50.00	7,500
2	Asphalt to west egress path	119	m ²	75.00	8,925

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL23 External Works

(Continued)

3	100 Thick Concrete paving including ramp with exposed aggregate finish: 30Mpa Concrete & 100kg/m ³ allowance for reinforcing steel	32	m ²	210.00	6,720
4	Allowance for retaining wall and stairs - As discussed with owner onsite outside Green Room exit	1	sum	20,000.00	20,000
5	Allowance for making good external works to entry	1	sum	10,000.00	10,000

53,145

EL24 Sundries

1	Sound and lighting equipment and controls - Basement	1	sum	300,000.00	300,000
2	Sound and lighting equipment and controls - Ground Floor	1	sum	300,000.00	300,000
3	Movable staging including steps and skirts (for both the Large Function Space and Black Box Space)	100	m ²	450.00	45,000
4	External egress staircase	1	sum	15,000.00	15,000
5	Artwork	1	sum	10,000.00	10,000
6	Building signage	1	sum	10,000.00	10,000
7	Realign verandah with a glazed canopy at a higher level	34	m ²	1,500.00	51,000

731,000

EL25 Preliminaries

1	Preliminaries	12	%		900,932
2	P&G Supervision - Medium	9	%		Incl. Above
3	Site Constraints - Highly difficult / constrained site (most of: elevated or off site compounds, additional traffic controls, very large site, additional security/fencing/temporary roadways, etc.)	2	%		Incl. Above
4	Location - Within large centre	0	%		Incl. Above
5	Duration - Low - Programme Traditional (i.e. full access and no staging)	0	%		Incl. Above
6	Scaffolding - Medium	1	%		Incl. Above
7	Cranage - Normal	0	%		Incl. Above
8	Traditional insurance split with low bond/retention requirements	0	%		Incl. Above

900,932

EL26 Margins

1	Contractors Margin	8	%		672,696
2	Contractor Risk Perception - Medium project pricing with a mix of traditional and complex trades	7	%		Incl. Above
3	Contract Risk Allocation (Tender) - Risk shared equitably	1	%		Incl. Above
4	Procurement Method - Competitive bid	0	%		Incl. Above

672,696

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL27 Construction Contingencies

1	Design Development Contingency	10	%		908,139
2	Design Stage - Concept Design	7	%		Incl. Above
3	Design Detailing Complexity - Medium	1	%		Incl. Above
4	Cost Data Availability/Quality - Medium (requires some research for cost comparisons/rates, etc.)	2	%		Incl. Above
5	Procurement method - High (standard) price tension (Traditional Competitive i.e. NZ3910 with design complete)	0	%		Incl. Above
6	Construction Contingency	14	%		1,398,534
7	Construction type - Alterations and Additions - Heritage	12	%		Incl. Above
8	Project Complexity - Low Complexity (i.e. classroom block, single storey houses, etc.)	1	%		Incl. Above
9	Contract Risk Allocation (Post Tender) - Inverse Relation to Contract Risk Allocation	1	%		Incl. Above

2,306,674

EL28 Professional Fees & Other Development Costs

1	Professional fees and disbursements	1	sum	1,822,100.00	1,822,100
2	Site Investigations	1	sum	40,000.00	40,000
	Loose furniture and equipment				
3	Shelving units - off the shelf (Bunnings, Mitre 10)	14	no	150.00	2,100
4	Shelving units - warehouse style with plywood infill	20	no	300.00	6,000
5	Clothing racks	10	no	100.00	1,000
6	Couch	5	no	1,500.00	7,500
7	Folding table	20	no	250.00	5,000
8	Chair - stackable	350	no	150.00	52,500
9	Bar Stools	10	no	200.00	2,000
10	Mobile teired seating modules, excluding upholstery (each module = 15 seats)	8	no	2,500.00	20,000
	Whiteware				
11	Refrigerator - Standard	2	no	2,000.00	4,000
12	Refrigerator - Bar	4	no	3,000.00	12,000
13	Dishwasher - to Green Room	2	no	1,500.00	3,000
14	Dishwasher - to Bar	2	no	6,000.00	12,000
15	Oven and cooktop	2	no	2,000.00	4,000
16	Small appliances	1	sum	2,500.00	2,500
17	Client supplied material		sum		Excl.
18	Territorial authority approval or building consent fees	1	sum	47,200.00	47,200

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Athenaeum - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL28 Professional Fees & Other Development Costs

(Continued)

19	Resource consent fees	1	sum	5,000.00	5,000
20	Development contributions		sum		Excl.
21	Temporary accommodation		sum		Excl.
22	Removal or relocation costs		sum		Excl.
23	Tenant fit-out contributions		sum		Excl.
24	Land acquisition costs		sum		Excl.
25	Principal's bond		sum		Excl.
26	Finance and funding costs		sum		Excl.

2,047,900

EL29 Project Contingencies

1	Contract Contingencies	8	%		1,074,877
2	Clients Risk Appetite - Low Risk Tolerance (i.e. P95 no additional funding likely)	5	%		Incl. Above
3	Project brief - Defined, but may change with stakeholder input	3	%		Incl. Above

1,074,877

H Escalation - Start Onsite Q2 2026

1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		619,000
3	Post-contract Escalation 2Q26 - 1Q27	2.26	%		342,000

961,000

Escalation - Start Onsite Q4 2027

1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 4Q27	9.33	%		1,354,000
3	Post-contract Escalation 4Q27 - 3Q28	2.49	%		396,000

Excl.

Rounding

1	Rounding				8,156
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8,156

Project: Dunedin Theatre Network**Details:** Mayfair - Rev. 1**Building:** Concept Estimate 4Q2024

Item	Description	Total
	Structure	2,603,020
1	Site Preparation	431,700
2	Asbestos Removal	153,250
3	Substructure	626,630
4	Frame/Strengthening Works	1,314,730
5	Structural Walls	32,000
6	Upper Floors	44,710
	Exterior Fabric	421,790
7	Roof	229,570
8	Exterior Walls & Exterior Finish	58,720
9	Windows & Exterior Doors	133,500
	Interior Finishes	1,016,415
10	Stairs & Balustrades	54,335
11	Interior Walls	96,545
12	Interior Doors	69,800
13	Floor Finishes	148,200
14	Wall Finishes	338,355
15	Ceiling Finishes	174,280
16	Fittings & Fixtures	134,900
	Services	1,600,930
17	Sanitary Plumbing	119,850
18	Heating and Ventilation Services	333,300
19	Fire Services	230,095
20	Electrical Services	532,180
21	Vertical and Horizontal Transportation	315,000
22	Special Services	55,505
23	Drainage	15,000
	External Works & Sundries	850,000
24	External Works	5,000
25	Sundries	845,000
	Element Subtotal	6,492,155
	Preliminaries, Margins, Contingencies	3,355,395
26	Preliminaries	779,059
27	Margins	581,697
28	Construction Contingencies	1,994,639

Project: Dunedin Theatre Network	Details: Mayfair - Rev. 1
Building: Concept Estimate 4Q2024	

Item	Description	Total
	Construction Total	9,847,550
	Project Costs	2,635,900
29	Professional Fees & Other Development Costs	1,711,200
30	Project Contingencies	924,700
	Project Total	12,483,450
	Escalation - Start Onsite Q2 2026	827,000
	Escalation - Start Onsite Q1 2030	Excl.
31	Rounding	9,550
	Estimate Total	13,320,000
		13,320,000

Project: Dunedin Theatre Network

Details: Mayfair - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
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EL01 Site Preparation

DEMOLITION					
1	Disconnect all power from site and make safe - including allowance for work involved to keep power to tenanted areas operational as long as possible	1	sum	5,000.00	5,000
2	Protection and survey of adjacent buildings	1	sum	10,000.00	10,000
3	Temporary protection to existing building remaining	1	sum	15,000.00	15,000
4	Allowance for the disconnection, removal and/or make safe for all services and associated fittings and fixtures based on area	1,436	m ²	30.00	43,080
MAYFAIR AND WORKSHOP					
5	Allow for complete strip out and removal of all timber wall, mezzanine and ceiling framing, and any associated linings, floor coverings, doors, trim, stairs and fixed joinery to the following areas				
	<i>Ground floor area directly below auditorium and stage</i>	420	m ²	200.00	84,000
	<i>Shop/ tenancy and stair storage</i>	47	m ²	200.00	9,400
	<i>First floor bar including steps to auditorium</i>	18	m ²	200.00	3,600
	<i>Female and male bathrooms</i>	11	m ²	200.00	2,200
6	General demolition to allow for compliance and aesthetic upgrades to the following areas				
	<i>Workshop</i>	157	m ²	35.00	5,495
	<i>Electrics and sound room</i>	17	m ²	50.00	850
	<i>Stage and gantry</i>	154	m ²	100.00	15,400
7	Demolish and remove timber floor and substructure to layout directly below auditorium and stage	418	m ²	75.00	31,350
8	Carefully remove and reinstate floor boards to main entrance/ foyer to allow for new structural strengthening ground beams as per engineer plans and retain for reuse	25	m ²	100.00	2,500
9	Form opening in timber ground floor and suspended floor for lift	12	m ²	1,000.00	12,000
10	Allowance to make opening for concrete seismic strengthening wall as per engineer design through mid floor and ceiling including careful removal and reinstatement of historic wall and ceiling linings	1	sum	6,000.00	6,000
11	Demolish existing 600 thick masonry wall including linings to form opening	19	m ²	330.00	6,270
12	Remove old chimney to ceiling level and make good of roof	3	no	2,000.00	6,000
13	Remove existing theatre seats and floor structure to allow for accessible seating	6	m ²	100.00	600
14	Remove existing theatre equipment and rigging	1	sum	2,000.00	2,000
15	Demolish and remove existing timber floor boards to social room and first floor stairwell to allow for ply floor diaphragm allowing retention of ground floor historic ceiling linings	147	m ²	45.00	6,615
16	Allowance for subfloor system repairs to last	1	sum	2,000.00	2,000

Project: Dunedin Theatre Network

Details: Mayfair - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
EL01 Site Preparation					<i>(Continued)</i>
17	Allowance for additional structure and temporary support/ propping during demolition stages	1	sum	25,000.00	25,000
18	Allowance for staging and temporary protection	1	sum	7,500.00	7,500
19	Form opening in Mayfair and Workshop external masonry walls and make watertight to allow passage for ground and first floor. Assumed 1900 wide x 5400 high	2	no	10,000.00	20,000
20	Remove Ticket Booth	1	no	200.00	200
21	Remove existing floor coverings and make good substrate throughout	160	m ²	20.00	3,200
22	Remove existing roofing to allow replacement and access for structural strengthening (Asbestos uplift included elsewhere)	636	m ²	15.00	9,540
23	Extra Over to last to remove timber T&G sarking to roof frame	636	m ²	25.00	15,900
24	Allowance to remove and reinstate roof framing/ trusses where needed to allow for seismic strengthening works to be carried out	1	sum	50,000.00	50,000
25	Remove existing external windows and doors	21	no	1,000.00	21,000
26	Allowance for temporary protection of existing theatre seats to remain	1	sum	10,000.00	10,000

431,700**Asbestos Removal**

1	Locations, quantities and items have been measured in accordance with Dowdell & Associates LTD Asbestos Refurbishment Survey report dated 17/08/2022. Assumed no new asbestos surveys have been conducted since.		note		
2	Not included asbestos found in Arkwrights Traders (asbestos sample 36) - area is not shown on existing drawings but is identified in asbestos survey		note		
3	Allow to remove and dispose of asbestos containing panel to switchboard before demolition begins- 4no. switchboards	1	item	10,000.00	10,000
4	Allow to remove and dispose of asbestos containing panel to large switchboard before demolition begins	1	item	3,750.00	3,750
5	Allow to remove and dispose of asbestos containing hot water cylinder before demolition begins	1	item	2,500.00	2,500
6	Allow to remove and dispose of 459 meters squared of asbestos contamination to ceiling void before demolition begins	1	item	50,000.00	50,000
7	Allow to remove and dispose of 508 meters squared of asbestos to roof before demolition begins	1	item	75,000.00	75,000
8	Allow for post removal re-testing to affected areas	1	item	1,000.00	1,000
9	Allow environmental clean of sarking and sills to 188 meters squared of ceiling and upper ledges of workshop	1	item	10,000.00	10,000
10	Allow to remove and dispose of 13m ² of asbestos containing thermoplastic tiles before demolition begins to adjacent office	1	item		Excl.
11	Allow for post removal re-testing to affected areas	1	item	1,000.00	1,000

Project: Dunedin Theatre Network

Details: Mayfair - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
Asbestos Removal					(Continued)
					153,250

EL02 Substructure

	MAYFAIR				
1	Bulk excavation by hand including cartaway to form lift pit	9	m ³	350.00	3,150
2	Lift pit concrete slab including sump and reinforcing	6	m ²	500.00	3,000
3	Lift pit concrete walls including reinforcing and grout filling	15	m ²	780.00	11,700
4	Tanking to lift pit	1	sum	2,500.00	2,500
5	Concrete piles including excavation and concrete footing	168	no	1,135.00	190,680
6	Timber floor construction, including flooring, framing, foundation blocks, membranes, insulation and staging of differing height levels layout to suit raking theatre above	420	m ²	380.00	159,600
7	Concrete pit for subfloor pumps	2	no	3,000.00	6,000
8	Allowance for further investigations and additional subsubstructure works	1	sum	250,000.00	250,000

626,630**EL03 Frame/Strengthening Works**

1	We have assumed there is enough access for a small excavator to the ground floor to excavate the foundation beams		note		
2	500x400 Foundation beam 40Mpa Concrete & 120kg/m ³ allowance for reinforcing steel	80	m	470.00	37,600
3	600x500 Foundation beam 40Mpa Concrete & 180kg/m ³ allowance for reinforcing steel	17	m	740.00	12,580
4	250 Thick cast insitu concrete wall 30Mpa Concrete & 120kg/m ³ allowance for reinforcing steel	157	m ²	845.00	132,665
5	Extra Over to last for additional labour required to pour wall given the walls location within the building	157	m ²	65.00	10,205
6	12 Plywood bracing to wall (EP1)	13	m ²	80.00	1,040
7	19 Plywood diaphragm to existing floor substructure	147	m ²	120.00	17,640
8	290 x 90 Hyspan beam	3	m	200.00	600
9	Zeal Steel pricing for steel work dated 14/11/2024	1	sum	744,930.00	744,930
10	Allowance for additional steel not shown on the drawings	1	sum	120,000.00	120,000
11	460UB86	782	kg		Incl.
12	410UB60	2,997	kg		Incl.
13	310UC118	39,648	kg		Incl.
14	150PFC	33	kg		Incl.
15	250 x 12 SHS	26,037	kg		Incl.
16	89 x 6 SHS	205	kg		Incl.

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Mayfair - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL03 Frame/Strengthening Works

(Continued)

17	100 x 10 EA	4,038	kg		Incl.
18	Allowance for Plates & Connections 15%	13,013	kg		Incl.
19	Cut opening in existing first floor for new mullion and subsequently make good	32	no	500.00	16,000
20	Cut opening in existing ceiling in Auditorium for new mullion and subsequently make good	32	no	1,000.00	32,000
21	Allowance for further make good to Auditorium walls and ceilings to allow strengthening works	247	m ²	350.00	86,450
22	Allowance for additional brackets site welded to mullions to take existing structure	32	no	1,000.00	32,000
23	Python parapet screw 1000 long to existing parapet	190	no	150.00	28,500
24	M16 Hilti AM HDG threaded rod epoxy grouted through existing wall compete with 200 diameter Python anchor plate	126	no	155.00	19,530
25	M12 x 450 Bolt epoxy grouted through existing wall	22	no	45.00	990
26	Allow to lower existing parapet in some places - Excluded as scope undefined	1	item		Excl.
27	Allow for brick repairs and minor re-pointing to existing parapet - Included elsewhere	1	item		Incl.
28	Allowance for temporary protection and/ or staging of works to prevent weather damage to remaining linings	1	item	22,000.00	22,000

1,314,730

EL04 Structural Walls

1	Reinforced concrete masonry walls, including reinforcement, formwork, concrete filling, grouting, etc to form lift structure	80	m2	400.00	32,000
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32,000

EL05 Upper Floors

	WORKSHOP				
1	290 x 45 Timber framed floor including flooring	73	m ²	270.00	19,710
2	Allowance for any repairs to remaining flooring and substrate including stage	1	sum	10,000.00	10,000
3	Allowance for compliance upgrades to gantry and associated access	1	sum	15,000.00	15,000

44,710

EL06 Roof

	MAYFAIR				
1	0.55mm Prefinished corrugate roofing, "S&T Custom Orb" , including flashings, wire netting and underlay (assumed 30 degree pitched roof)	734	m ²	75.00	55,050
2	Form membrane gutter including additional framing	148	m	500.00	74,000

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Mayfair - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL06 Roof

(Continued)

3	Rainwater head/ scupper to three separate roofs. (Assumed quantities)	10	no	500.00	5,000
4	Allowance for work to skylights including repair work required	2	no	2,500.00	5,000
5	New downpipe to match roofing	101	m	120.00	12,120
6	Allowance for repairs to underlying roof structure and purlins remaining	734	m ²	100.00	73,400
WORKSHOP					
7	Allowance for minor repairs to existing roof	1	sum	5,000.00	5,000

229,570

EL07 Exterior Walls & Exterior Finish

1	Allowance for prep and make good damaged plaster to road frontage facade	133	m ²	200.00	26,600
2	Reinstatement of existing plaster detail	1	sum		Excl.
3	Allow for repairs/ re-pointing as required after structural strengthening, make good and seal masonry walls	803	item	40.00	32,120

58,720

EL08 Windows & Exterior Doors

MAYFAIR					
1	Aluminium double glazed windows to replace existing	63	m ²	2,000.00	126,000
WORKSHOP					
2	2700 High x 2550 wide external door	1	no	7,500.00	7,500

133,500

EL09 Stairs & Balustrades

MAYFAIR					
Allowance for refurbishment/ alteration to stairs remaining including handrails and balustrade (requested/ suggested by owner)					
1	5100 Overall rise x 1200 including mid-rise landing	2	no	5,000.00	10,000
Timber framed stairs					
2	400 Overall rise x 2200 width	1	no	2,500.00	2,500
3	2400 Overall rise x 1000 width	1	no	4,000.00	4,000
4	2400 Overall rise x 1350 width	1	no	4,500.00	4,500
5	Stainless steel handrail to stairs including all brackets, fixings and framing support	22	m	225.00	4,950
6	Raised landing including flooring to Social Room	8	m ²	270.00	2,160
7	800 Overall Rise x 1200 width stairs to Social Room	2	no	1,250.00	2,500
8	Timber balustrade to Social Room stairs and landing	10	m	1,250.00	12,500

Project: Dunedin Theatre Network
Building: Concept Estimate 4Q2024

Details: Mayfair - Rev. 1

Item	Description	Quantity	Unit	Rate	Total
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EL09 Stairs & Balustrades

(Continued)

WORKSHOP					
9	Timber framed stair including mid-floor landing, 2700 overall rise x 1000 width	1	no	6,500.00	6,500
10	Stainless steel hand rail to stairs including all brackets, fixings and framing support	21	m	225.00	4,725

54,335

EL10 Interior Walls

MAYFAIR					
1	Timber wall framing 140x45mm	420.00	m ²	110.00	46,200
2	Extra Over for Internal/ External Corner to Timber framed partitions, 140x45mm excluding linings - 2400 high	2	no	205.00	410
3	Extra Over for Internal/ External Corner to Timber framed partitions, 140x45mm excluding linings - 3600 high	2	no	395.00	790
4	Extra Over for Internal/ External Corner to Timber framed partitions, 140x45mm excluding linings - 4800 high	1	no	530.00	530
5	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 2200 high	4	no	185.00	740
6	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 2400 high	11	no	205.00	2,255
7	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 3300 high	5	no	360.00	1,800
8	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 3600 high	6	no	395.00	2,370
9	Extra Over for forming door opening, excluding linings	23	no	370.00	8,510
10	Proprietary toilet cubicle, including linings, doors, finishing and hardware	9	no	750.00	6,750
WORKSHOP					
11	Timber wall framing 140x45mm - 2700 high	189.00	m ²	110.00	20,790
12	Extra Over for Internal/ External Corner to Timber framed partitions, 140x45mm excluding linings - 2700 high	5	no	265.00	1,325
13	Extra Over for "T" Junction to Timber framed partitions, 140x45mm excluding linings - 2700 high	7	no	265.00	1,855
14	Extra Over for forming door opening, excluding linings	6	no	370.00	2,220

96,545

EL11 Interior Doors

1	No re-use of existing doors has been considered in this estimate		note		
MAYFAIR					
2	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	25	no	1,500.00	37,500

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Item	Description	Quantity	Unit	Rate	Total
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EL11 Interior Doors*(Continued)*

3	Single leaf solid core timber cavity slider including frame, trim, paint finish and all associated hardware	1	no	1,900.00	1,900
4	Double leaf solid core timber door including frame, trim, paint finish and all associated hardware	1	no	2,100.00	2,100
5	Allowance for paint to existing single leaf doors	14	no	500.00	7,000
6	Allowance for paint to existing dual swinging double leaf door	2	no	800.00	1,600
7	Allowance for paint to existing double leaf doors	4	no	800.00	3,200
WORKSHOP					
8	Single leaf solid core timber door including frame, trim, paint finish and all associated hardware	4	no	1,500.00	6,000
9	Double leaf solid core timber door including frame, trim, paint finish and all associated hardware	5	no	2,100.00	10,500

69,800**EL12 Floor Finishes**

1	No allowance for floor coverings to storage areas and workshops have been included in this estimate		note		
MAYFAIR					
2	Repairs to stage floor post construction	146	m ²	50.00	7,300
3	Safety vinyl	103	m ²	200.00	20,600
4	Extra over for vinyl up turn to walls	160	m	75.00	12,000
5	Carpet	195	m ²	120.00	23,400
6	Carpet tiles	245	m ²	100.00	24,500
7	Carpet to stairs	43	m ²	200.00	8,600
8	Nosing to stairs	153	m	50.00	7,650
9	Timber flooring to Social Room	87	m ²	175.00	15,225
10	Prepare and re-stain existing timber to main entrance	25	m ²	50.00	1,250
11	Floor coverings to lift	1	sum	1,000.00	1,000
12	Carpet to Auditorium including steps (assumed 20% of Auditorium area, similar to existing)	50	m ²	150.00	7,500
13	Prepare and re-stain existing timber to Auditorium including steps (assumed 80% of Auditorium area)	198	m ²	50.00	9,900
WORKSHOP					
14	Safety vinyl	7	m ²	200.00	1,400
15	Extra Over for vinyl up turn to walls	15	m	75.00	1,125
16	Carpet tiles	9	m ²	100.00	900
17	Extra Over for stage wing floor finishes (timber flooring including elsewhere)	39	m ²	150.00	5,850

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Item	Description	Quantity	Unit	Rate	Total
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EL12 Floor Finishes

(Continued)

148,200

EL13 Wall Finishes

	MAYFAIR				
1	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	871	m²	75.00	65,325
2	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	292	m²	85.00	24,820
3	Allow for light prep, touch up and seal existing brick and stone wall finishes to keep industrial/ historical look (requested/ suggested by owner)	65	m²	80.00	5,200
4	Prepare and re-stain timber wall finish	106	m²	50.00	5,300
5	Prepare and repaint interior faces existing concrete walls including make good work	893	m²	95.00	84,835
6	Prepare and repaint auditorium wall linings	336	m²	60.00	20,160
7	Strapping behind linings	103	m²	35.00	3,605
8	Strap and line steel columns in Auditorium including enhancements to tie in with existing plasterwork	20	no	2,500.00	50,000
9	Acoustic insulation to suit 140 x 45 framing	602	m²	40.00	24,080
10	Timber skirting	267	m	40.00	10,680
11	Prepare and repaint cornice in Social Room	48	m	50.00	2,400
12	Install cornice to foyer to match main entrance	19	m	50.00	950
13	Splashback to kitchen	1	sum	1,625.00	1,625
	WORKSHOP				
14	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	212	m²	75.00	15,900
15	1 x Layer(s) of 10 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	37	m²	85.00	3,145
16	Paint to internal face of blockwork walls including sealant	205	m²	50.00	10,250
17	Acoustic insulation to suit 140 x 45 framing	189	m²	40.00	7,560
18	Strapping behind linings	27	m²	35.00	945
19	Timber skirting	63	m	25.00	1,575

338,355

EL14 Ceiling Finishes

	MAYFAIR				
1	Rondo ceiling battens fixed to underside of floor/ roof framing	578	m²	35.00	20,230
2	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	495	m²	95.00	47,025

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Item	Description	Quantity	Unit	Rate	Total
EL14 Ceiling Finishes					(Continued)
3	1 x Layer(s) of 13 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	84	m ²	110.00	9,240
4	Prepare and repaint existing Auditorium ceiling	268	m ²	150.00	40,200
5	Make good and repaint existing Foyer and Social Room ceilings	247	m ²	60.00	14,820
6	Pink Batts Silencer mid-floor insulation	415	m ²	50.00	20,750
7	R4.0 Pink Batts Ultra ceiling insulation to underside of roofing	31	m ²	40.00	1,240
WORKSHOP					
8	Rondo ceiling battens fixed to underside of floor/ roof framing	118	m ²	35.00	4,130
9	1 x Layer(s) of 13 Thick GIB® Standard plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	111	m ²	95.00	10,545
10	1 x Layer(s) of 13 Thick GIB® Aqualine plasterboard, Stopping (lev 4) & 2 coats of acrylic paint.	7	m ²	110.00	770
11	Pink Batts Silencer mid-floor insulation	57	m ²	50.00	2,850
12	R4.0 Pink Batts Ultra ceiling insulation to underside of roofing	62	m ²	40.00	2,480

174,280**EL15 Fittings & Fixtures**

MAYFAIR					
1	Dressing Room mirrors	7	no	750.00	5,250
2	Green Room joinery including kitchen	1	sum	20,000.00	20,000
3	Bathroom hardware (toilet roll holders, soap dispensers, hand-towel dispensers, mirrors etc.)	1	sum	4,800.00	4,800
4	Accessible bathroom hardware (grab rails)	1	sum	1,000.00	1,000
5	Dressing room joinery - 1700 long bench including supporting angle	2	no	2,000.00	4,000
6	Dressing room joinery - 2550 long bench including supporting angle	3	no	3,000.00	9,000
7	Chorus Dressing Room joinery	2	no	7,500.00	15,000
8	Laundry joinery - 2850 long	1	no	5,000.00	5,000
9	Bar joinery - 2750 long	2	no	15,000.00	30,000
10	Control desk (joinery only)	1	sum	5,000.00	5,000
11	Ticket Box joinery - assumed existing can remain	1	sum		Excl.
12	Security gate to Ticket Box (roller/slide shutter etc.) - Assumed existing can remain	1	sum		Excl.
13	Theatre seats - Existing to remain	342	no		Excl.
14	Noticeboards and the like	1	sum	9,000.00	9,000
15	Fixed shelving/ racking to storage areas	1	sum	10,500.00	10,500
WORKSHOP					
16	Dressing Room mirrors	1	no	750.00	750

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Item	Description	Quantity	Unit	Rate	Total
EL15 Fittings & Fixtures (Continued)					
17	Dressing Room joinery - 3400 long bench including supporting angle	1	no	4,000.00	4,000
18	Bathroom hardware (toilet roll holders, soap dispensers, hand-towel dispensers, mirrors etc)	1	sum	600.00	600
19	Accessible bathroom hardware (grab rails)	1	sum	500.00	500
20	Fixed shelving/ racking to storage areas	1	sum	10,500.00	10,500
					134,900

EL16 Sanitary Plumbing

1	The rates for sanitary fittings include for water supply and waste pipework MAYFAIR		note		
2	WC	14	no	2,500.00	35,000
3	Accessible WC	2	no	3,000.00	6,000
4	Urinal	3	no	2,000.00	6,000
5	WHB	13	no	1,800.00	23,400
6	Shower including mixer and head	1	no	2,500.00	2,500
7	Floor waste gully	5	no	500.00	2,500
8	Kitchen sink and mixer	1	no	2,000.00	2,000
9	Boiling water tap or similar	2	no	3,500.00	7,000
10	Laundry tub	1	no	1,500.00	1,500
11	Sink including mixer	5	no	1,800.00	9,000
12	Cleaners sink	2	no	1,300.00	2,600
13	Allowance for plumbing services to washing machine, dryer, dishwasher etc. WORKSHOP	1	sum	750.00	750
14	Accessible WC	1	no	3,000.00	3,000
15	WHB	1	no	1,800.00	1,800
16	Shower including mixer and head	1	no	2,500.00	2,500
17	Sink including mixer GENERAL	1	no	1,800.00	1,800
18	Incoming water supply, including meters, valves, connections and insulation	1	sum	7,500.00	7,500
19	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	5,000.00	5,000
					119,850

EL17 Heating and Ventilation Services

	MAYFAIR				
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Project: Dunedin Theatre Network

Details: Mayfair - Rev. 1

Building: Concept Estimate 4Q2024

Item	Description	Quantity	Unit	Rate	Total
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EL17 Heating and Ventilation Services*(Continued)*

1	Heating, ventilation and air conditioning services to Stage based on area	180	m ²	350.00	63,000
2	Heating, ventilation and air conditioning services to Auditorium based on area	247	m ²	350.00	86,450
3	Heating and ventilation services to circulation areas based on area	358	m ²	200.00	71,600
4	Heating and ventilation services to Dressing Rooms, Green Room, Social Room based on area	225	m ²	150.00	33,750
5	Heating and ventilation services to Electrical & Sound Room based on area	6	m ²	150.00	900
6	Ventilation services to Storage areas based on area	19	m ²	50.00	950
7	Ventilation services to Cleaners Room, Laundry based on area	10	m ²	50.00	500
8	Kitchen extract	1	no	1,500.00	1,500
9	Bathroom extract	10	no	750.00	7,500
WORKSHOP					
10	Heating and ventilation services to workshop based on area	76	m ²		Excl.
11	Heating and ventilation services to circulation areas based on area	48	m ²	50.00	2,400
12	Heating and ventilation services to Dressing Rooms based on area	9	m ²	250.00	2,250
13	Ventilation services to Storage areas based on area	57	m ²		Excl.
14	Bathroom extract	2	no	750.00	1,500
GENERAL					
15	Electrical and controls for mechanical services works	1	sum	10,000.00	10,000
16	Seismic restraint to mechanical services	1	sum	20,000.00	20,000
17	Commissioning and testing	1	sum	5,000.00	5,000
18	Permits, Servicing, during defects liability period, Sundries, Identification, Preliminary and General, Profit and Overhead	1	sum	1,000.00	1,000
19	Builder's Work	1	sum	25,000.00	25,000

333,300**EL18 Fire Services**

MAYFAIR					
1	Fire alarm system based on area	1,284	m ²	30.00	38,520
2	Fire sprinkler installation based on area	1,284	m ²	75.00	96,300
3	Passive fire protection based on area	1,284	m ²	40.00	51,360
WORKSHOP					
4	Fire alarm system based on area	227	m ²	30.00	6,810
5	Fire sprinkler installation based on area	227	m ²	75.00	17,025
6	Passive fire protection based on area	227	m ²	40.00	9,080

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Item	Description	Quantity	Unit	Rate	Total
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EL18 Fire Services

(Continued)

	GENERAL				
7	Sprinkler main to building	1	sum	10,000.00	10,000
8	Permits, testing, identification, 'As Built' drawings and builder's work	1	sum	1,000.00	1,000

230,095

EL19 Electrical Services

	MAYFAIR				
1	Electrical services generally throughout based on area (distribution, lights, outlets, etc.)	1,284	m ²	250.00	321,000
2	Additional lighting and outlets to Dressing Rooms and Green Room	1	sum	15,000.00	15,000
3	Additional lighting to Lobby and Foyer	1	sum	10,000.00	10,000
4	Trunking, cable trays and ladders based on area	1,284	m ²	20.00	25,680
5	Emergency lighting based on area	1,284	m ²	30.00	38,520
	WORKSHOP				
6	Electrical services generally throughout based on area (distribution, lights, outlets, etc.)	227	m ²	200.00	45,400
7	Additional lighting and outlets to Dressing Room	1	sum	2,500.00	2,500
8	Trunking, cable trays and ladders based on area	227	m ²	20.00	4,540
9	Emergency lighting based on area	227	m ²	20.00	4,540
	GENERAL				
10	Incoming main electrical supply cable to building including trenching and backfill	1	sum	10,000.00	10,000
11	Connection to mains supply	1	sum	2,500.00	2,500
12	New MSB	1	sum	30,000.00	30,000
13	Exterior lighting	1	sum	10,000.00	10,000
14	Earthing and bonding	1	sum	2,500.00	2,500
15	Permits, testing, identification, 'As Built' drawings, manuals and builders work	1	sum	10,000.00	10,000

532,180

EL20 Vertical and Horizontal Transportation

	MAYFAIR				
1	Supply and install lift	1	sum	150,000.00	150,000
2	Lift car fit out - flooring, handrails etc.	1	sum	5,000.00	5,000
3	Electrical services for lift	1	sum	1,500.00	1,500
	WORKSHOP				
4	Supply and install hoist/ lift	1	sum	150,000.00	150,000

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Item	Description	Quantity	Unit	Rate	Total
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EL20 Vertical and Horizontal Transportation

(Continued)

5	Electrical services for hoist/ lift GENERAL	1	sum	1,500.00	1,500
6	Permits, testing, identification, 'As Built' drawings, maintenance manuals and builder's work	1	sum	7,000.00	7,000

315,000

EL21 Special Services

	MAYFAIR				
1	Data services - Minimal	1	sum	20,000.00	20,000
2	Security services based on area	1,284	m ²	25.00	32,100
3	Stage lighting and the like - Included elsewhere	1	sum		Incl.
4	Auditorium sound system - Included elsewhere	1	sum		Incl.
	WORKSHOP				
5	Security services based on area	227	m ²	15.00	3,405

55,505

EL22 Drainage

1	Assumed existing drainage pipework are fit for re-use		note		
2	Pump to subfloor space and associated services connections	2	no	7,500.00	15,000

15,000

EL23 External Works

1	Allowance for minor works and make good	1	sum	5,000.00	5,000
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5,000

EL24 Sundries

1	Theatre equipment - sound and lighting equipment and controls	1	sum	800,000.00	800,000
2	Artwork	1	sum	5,000.00	5,000
3	Building signage	1	sum	5,000.00	5,000
4	Mandatory signage	1	sum	2,000.00	2,000
5	Repair and restore original verandah including posts and removal of unnecessary metal fixtures	66	m ²	500.00	33,000

845,000

EL25 Preliminaries

1	Preliminaries	12	%		779,059
2	P&G Supervision - Medium	9	%		Incl. Above

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Item	Description	Quantity	Unit	Rate	Total
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EL25 Preliminaries

(Continued)

3	Site Constraints - Highly difficult / constrained site (most of: elevated or off site compounds, additional traffic controls, very large site, additional security/fencing/temporary roadways, etc.)	2	%		Incl. Above
4	Location - Within large centre	0	%		Incl. Above
5	Duration - Low - Programme Traditional (i.e. full access and no staging)	0	%		Incl. Above
6	Scaffolding - Medium	1	%		Incl. Above
7	Cranage - Normal	0	%		Incl. Above
8	Traditional insurance split with low bond/retention requirements	0	%		Incl. Above

779,059

EL26 Margins

1	Contractors Margin	8	%		581,697
2	Contractor Risk Perception - Medium project pricing with a mix of traditional and complex trades	7	%		Incl. Above
3	Contract Risk Allocation (Tender) - Risk shared equitably	1	%		Incl. Above
4	Procurement Method - Competitive bid	0	%		Incl. Above

581,697

EL27 Construction Contingencies

1	Design Development Contingency	10	%		785,291
2	Design Stage - Concept Design	7	%		Incl. Above
3	Design Detailing Complexity - Medium	1	%		Incl. Above
4	Cost Data Availability/Quality - Medium (requires some research for cost comparisons/rates, etc.)	2	%		Incl. Above
5	Procurement method - High (standard) price tension (Traditional Competitive i.e. NZ3910 with design complete)	0	%		Incl. Above
6	Construction Contingency	14	%		1,209,348
7	Construction type - Alterations and Additions - Heritage	12	%		Incl. Above
8	Project Complexity - Low Complexity (i.e. classroom block, single storey houses, etc.)	1	%		Incl. Above
9	Contract Risk Allocation (Post Tender) - Inverse Relation to Contract Risk Allocation	1	%		Incl. Above

1,994,639

EL28 Professional Fees & Other Development Costs

1	Professional fees and disbursements	1	sum	1,575,700.00	1,575,700
2	Site investigations	1	sum	50,000.00	50,000
	Loose furniture and equipment				
3	Shelving units - off the shelf (Bunnings, Mitre 10)	10	no	150.00	1,500

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Item	Description	Quantity	Unit	Rate	Total
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EL28 Professional Fees & Other Development Costs*(Continued)*

4	Shelving units - warehouse style with plywood infill	10	no	300.00	3,000
5	Clothing racks	5	no	100.00	500
6	Couch	4	no	1,500.00	6,000
7	Folding table	4	no	250.00	1,000
8	Chair - stackable	30	no	150.00	4,500
9	Side table	3	no	100.00	300
	Whiteware				
10	Refrigerator - Standard	1	no	2,000.00	2,000
11	Refrigerator - Bar	2	no	3,000.00	6,000
12	Dishwasher - to Green Room	1	no	1,500.00	1,500
13	Dishwasher - to Bar	1	no	6,000.00	6,000
14	Washing machine	1	no	1,500.00	1,500
15	Dryer	1	no	1,500.00	1,500
16	Oven and cooktop	1	no	2,000.00	2,000
17	Small appliances	1	sum	1,000.00	1,000
18	Client supplied material		sum		Excl.
19	Territorial authority approval or building consent fees	1	sum	42,200.00	42,200
20	Resource consent fees	1	sum	5,000.00	5,000
21	Development contributions		sum		Excl.
22	Temporary accommodation		sum		Excl.
23	Removal or relocation costs		sum		Excl.
24	Tenant fit-out contributions		sum		Excl.
25	Land acquisition costs		sum		Excl.
26	Principal's bond		sum		Excl.
27	Finance and funding costs		sum		Excl.

1,711,200**EL29 Project Contingencies**

1	Project Contingencies	8	%		924,700
2	Clients Risk Appetite - Low Risk Tolerance (i.e. P95 no additional funding likely)	5	%		Incl. Above
3	Project brief - Defined, but may change with stakeholder input	3	%		Incl. Above

924,700**H Escalation - Start Onsite Q2 2026**

1	Allowance for:				
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Item	Description	Quantity	Unit	Rate	Total
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H	Escalation - Start Onsite Q2 2026					<i>(Continued)</i>
2	Pre-contract Escalation 4Q24 - 2Q26	4.26	%		532,000	
3	Post-contract Escalation 2Q26 - 1Q27	2.26	%		295,000	
					827,000	

Escalation - Start Onsite Q1 2030					
1	Allowance for:				
2	Pre-contract Escalation 4Q24 - 1Q30	17.38	%		2,170,000
3	Post-contract Escalation 1Q30 - 4Q30	2.32	%		340,000
					Excl.

Rounding					
1	Rounding				9,550
					9,550