

MASTERTON DISTRICT COUNCIL REVISED COST PLAN REPORT



Masterton District Council,
New Zealand
28 March 2025

REPORT

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28 March 2025

Information provided by RPS may only be relied upon in the context of RPS' scope of works. The Client will necessarily inform itself and make independent decisions, based on its own business needs and on key aspects in relation to the project.

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1 Executive Summary

1.1 Introduction & Purpose of Report

This report supplements the original RPS report, "Masterton District Council - Revised Cost Plan Report," and aligns better with the options listed in the Silverwood Architects report, "C Fit for Purpose Assessment," previously submitted as part of the resource consent application. The differences in the options are as follows:

1. The Silverwood Architects report "C Fit for Purpose Assessment, section 1.4" assumes that the Civil Defence building is to be demolished in all options, in contrast the RPS report, "Masterton District Council - Cost Plan Report" assumes the civil defence building will either be refurbished or strengthened in alignment with the other buildings in the respective option.
2. The Silverwood Architects report "C Fit for Purpose Assessment, section 2" Table 3: Special Planning Assessment, Option 2a include the extension of the Municipal building GFA by 1,040m². whereas the RPS report "Masterton District Council - Cost Plan Report" excluded the extension and assumes the additional GFA to be included within the Waiata House Extension.

The calculations and methodology for valuing all the options is unchanged.

The differences between the reports occur in options 2a, 2b, 4a, and 4b.

There is no change to option 3.

Due to a typo error, a minor correction has been made to the detail summary of Option 1, Appendix A. There is no change to the calculations and methodology for valuing this option".

Silverwood's proposed options are as follows:

Town Hall and Municipal Buildings

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

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1.2 Summary of Cost

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

	Demolish and Build New	Municipal Building Retention	Facade Retention	Decommission	Strengthen >80%NBS	Strengthen >34%NBS
	Option 1 (NZD)	Option 2a (NZD)	Option 2b (NZD)	Option 3 (NZD)	Option 4a (NZD)	Option 4b (NZD)
Demolition Works	2,009,900	1,278,006	1,977,435	N/A	188,616	188,616
Refurbishment	N/A	3,599,820	977,250	3,734,167	13,386,463	12,165,650
New Build – Town Hall	6,043,450	15,651,700	15,662,840	N/A	N/A	N/A
New Build – Municipal Building	8,874,000	4,024,800	Included Above	N/A	N/A	N/A
External Works	392,870	432,688	392,870	N/A	432,688	432,688
External Services	310,000	460,000	310,000	N/A	460,000	460,000
Sub-Total Construction Cost	17,630,220	25,447,013	19,320,395	3,734,167	14,467,767	13,246,954
P&G (15%)	2,644,533	3,817,052	2,898,059	560,125	2,170,165	1,987,043
Margin (8%)	1,621,980	2,341,125	1,777,476	343,543	1,331,035	1,218,720
Sub-Total Construction incl. P&G, Margin	21,896,733	31,605,191	23,995,931	4,637,836	17,968,966	16,452,717
Construction Contingency	5,474,183	9,481,557	5,998,983	463,784	5,390,690	4,113,179

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TOTAL CONSTRUCTION	27,370,917	41,086,748	29,994,914	5,101,619	23,359,656	20,565,896
Professional Fees (17%)	4,653,056	6,984,747	5,099,135	510,162	3,971,142	3,496,202
Authority Fees (2.5%)	684,273	1,027,169	749,873	127,540	583,991	514,147
TOTAL PROFESSIONAL	5,337,329	8,011,916	5,849,008	637,702	4,555,133	4,010,350
TOTAL PROJECT COST EXCL. ESCALATION	32,708,245	49,098,663	35,843,922	5,739,321	27,914,789	24,576,245
Escalation (6%)	1,962,495	2,945,920	2,150,635	344,359	1,674,887	1,474,575
TOTAL PROJECT COST	34,670,739	52,044,583	37,994,557	6,083,681	29,589,677	26,050,820
Notes	Construction Contingency (25%)	Construction Contingency (30%)	Construction Contingency (25%)	Construction Contingency (10%), Professional Fees (10%)	Construction Contingency (30%)	Construction Contingency (30%)

1.3 Next Steps

Due to the limited information available, the estimates completed is largely based on assumptions and cost planning and benchmarked rates. There is significant cost risk associated with refurbishment and seismic strengthening of older heritage buildings. Despite best efforts in estimating costs associated with these risks, discovery of unknown factors during construction often lead to budget blow outs due to scope and project timeline changes.

On selection of the preferred option, and as the design matures, we anticipate that the cost plan will develop, allowing for a more robust cost and change control process. RPS also recommend that the project team continue to assess, monitor, and mitigate project risks to ensure that the contingency is reflective of the project risks.

2 COST REPORT

2.1 Cost Summary

2.1.1 Capital Costs

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

Town hall and municipal buildings

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

A brief extract from each option's scope is provided below with further detailed information provided in the Silverwood Architects report "C Fit for Purpose Assessment" and the Masterton Town Hall Structural Options Report.

Option 1:

This option provides for the full demolition and like-for-like re-building of the equivalent Town Hall and Municipal Building. Note that this assessment was requested by MDC as a baseline exercise and fell outside the purpose of the Silverwood Report.

Option 2a:

Option 2a proposes to demolish the existing Town Hall and Civil Defense building. Retain and strengthen to 80% NBS IL2 the existing Municipal Building and refurbish, new building services and provide new internal office fit out on both floors including all finishes to medium spec. Build the new, larger 2,810m² Town Hall behind. Extend the Municipal Building to include MDC's GFA shortfall of 1,040m² GFA as illustrated in Fig 8, that the Municipal Building will need to be extended at one or both ends of the existing 'L' shaped floor plan.

Option 2b:

Option 2b retains the existing Municipal Building façade and demolishes all the existing building structures behind. This enables the new 2,812m² Town Hall facility to be designed and constructed behind the existing retained and refurbished façade with a much greater degree of spatial planning flexibility than that of Option 2a.

Option 3:

Decommissioning and mothballing of the Town Hall and Municipal Building will include some strengthening to a greater than 34% NBS to meet the statutory obligations under Earthquake Prone Building Act. Strengthening elements would need to meet the durability requirements of the NZBC, so ongoing maintenance of these elements would be needed, in conjunction with weathertightness, etc. (Contrary to the Silverwood Report, it is assumed the Civil Defense Building are to be decommissioned along with the other structures and not demolished).

Option 4:

Option 4a & 4b propose to retain and strengthen the existing Town Hall and Municipal Buildings without major alteration to the internal spaces and without the benefit of raising the existing spaces to modern building performance and compliance standards.

Both options allow for the demolition of the Civil Defense Building.

Option 4a: Strengthening of the existing structure to 80% NBS, refurbishing of the building.

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Option 4b: Strengthening of the existing structure to 34% NBS and refurbishing of the building.

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

2.1.2 Reconciliation of Costs

Not Applicable.

2.2 Basis of Cost

2.2.1 Capital Cost

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

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

2.2.2 Contingency

We have included appropriate construction contingency allowances of:

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

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

2.2.3 Professional Fees

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

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

2.2.4 Client on Costs

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

2.2.5 Authority Fees

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

2.2.6 Escalation

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

2.2.7 GST

GST has been excluded from the Cost Plan.

2.3 Assumptions & Exclusions

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

Town hall and municipal buildings Option 1

- We have allowed for the removal of asbestos as identified in the Fibresafe NZ report of May 2019.
- We have allowed for identification and removal of soil contaminated with diesel including reinstatement with hardfill. The assumed volume is 857m³ and this is based on an allowance of 500mm depth across the gross building area.
- We have assumed that these works will not be staged.
- We have assumed that no decanting of existing furniture, and the like is required and will be completed prior to works commencing.
- We have assumed the new build (Town Hall & Municipal Building) will be similar in size as its original building.

Option 2a

- We have allowed for Performance Stage Lighting & Rig for New Town Hall.
- We have allowed for auditorium seating (Retractable -396 no's, Fixed seating -282 no's and side seating – 30 no's)
- We have assumed medium building specification to all offices in MB and CDB.
- We have assumed demolition of the Civil Defence Building.
- We have assumed structural upgrade to 80% NBS IL2 for the Municipal Building.
- We have allowed for the 1,040m² GFA extension of the Municipal Building
- We have allowed for the refurbishment and fitout to the existing Municipal Building
- We have allowed for a larger new Town Hall.

Option 2b

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

Option 3

- We have assumed all Windows & Doors to be boarded up.
- We have assumed for all services to be disconnected to both TH and MB.
- We have assumed that the site will be fenced with temporary fencing, including safe passage for pedestrians along the street front.
- We have assumed for ongoing monthly maintenance and attendance to hoardings during the decommissioning phase.
- We have assumed the Civil Defence building are to be decommissioned and not demolished.

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Option 4a

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

Option 4b

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

General Exclusions

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

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

2.4 Whole of Life Costs

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

2.5 Information Used

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

2.6 Risk

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

Seismic strengthening

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

Asbestos Contamination

Asbestos has been identified generally in the existing Town Hall building. We have made an allowance for additional asbestos survey report updated for 2024 and for geotechnical intrusive investigations to site.

We have included Provisional Sum for removal of asbestos or other hazardous materials.

Decontamination

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

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

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

Heritage Building

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

Façade retention

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

Market Volatility

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

Programme

No programmes were presented, and we assumed that the selected options programme would be finalised as the project progresses. We have assumed imminent construction and our escalation at 6% is based on a continuous project timeline. With inflation dropping and the construction costs easing due to demand, we have allowed for 3% annual escalation over two years, totaling to 6%.

COVID-19

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

3 CONCLUSION / RECOMMENDATION

3.1 Conclusion & Next Steps

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

Due to the limited information available at this early stage of the projects, the estimates completed are calculated on cost planning rates based on the available/historic data and assumptions listed.

There is significant cost risk associated with refurbishment and seismic strengthening of older heritage buildings. Despite best efforts in estimating costs associated with these risks, discovery of unknown factors during construction often lead to budget blow outs due to scope and project timeline changes.

As the design matures based on further investigations, it is anticipated that the cost plan will develop, allowing for a robust cost and change control process. RPS also recommend that the project team continues to identify, assess, monitor, and mitigate project risks.

The total development cost of the options is as below:

Options	Total Development Cost (NZD) (excl. GST)
Option 1 - Full Demolition of Town Hall and Municipal Building.	\$ 34,670,739.00
Option 2a - Partial Demolition - Retention of the Municipal Building @ 80% NBS and demolition of the Town Hall.	\$ 52,044,583.00
Option 2b - Partial Demolition - Retention of the Municipal Building Façade only.	\$ 37,994,557.00
Option 3 - Decommissioning and mothballing the Town Hall and Municipal Building.	\$ 6,083,681.00
Option 4a - The buildings will be strengthened to 80% NBS.	\$ 29,589,677.00
Option 4b - The buildings will be strengthened to 34% NBS.	\$ 26,050,820.00

Appendix A:
Cost Plan - High Level Estimates

Summary

2025 Cost Plan Report - Option 1

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary

Silverwood Architects, New Zealand Masterton Civil Facility	2025 Cost Plan Report - Option 1
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Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Town Hall and Municipal Buildings</u>				
3	Option 1 – Demolish Town Hall and Municipal building & Build New				
4	Demolition of Existing Townhall, Muncipal Building & Civil Defence Building	2,825	m2	711	2,009,900
5	New Build – Town Hall	1,085	m2	5,570	6,043,450
6	New Build – Muncipal Building	1,740	m2	5,100	8,874,000
7	External works	1	Item	392,870	392,870
8	External Services	1	Item	310,000	310,000
9	SUB-TOTAL CONSTRUCTION COST	5,651	m2	3,120	17,630,220
10	Preliminaries	15.0	%	17,630,220	2,644,533
11	Margin	8.0	%	20,274,753	1,621,980
12	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	5,651	m2	3,875	21,896,733
13	Construction Contingency	25.0	%	21,896,733	5,474,183
14	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	5,651	m2	4,844	27,370,917
15	Professional Fees	17.0	%	27,370,917	4,653,056
16	Authority Fees, Other Costs	2.5	%	27,370,917	684,273
17	Client Costs				Excluded
18	TOTAL PROFESSIONAL FEES	5,651	m2	944	5,337,329
19	TOTAL PROJECT COST EXCLUDING ESCALATION	5,651	m2	5,788	32,708,245
20	Escalation	6.00	%	32,708,245	1,962,495
21	TOTAL PROJECT COST	5,651	m2	6,135	34,670,739
22					
23					
24					
25					
26					
27					
28					
29					

Summary



Silverwood Architects, New Zealand
Masterton Civil Facility

2025 Cost Plan Report - Option 1

Item	Description	Quantity	Unit	Rate	Total (NZD)
30					
31					
32					
33					
34	Assumptions				
35	The removal of asbestos as identified in the Fibresafe NZ report of May 2019				
36	Identification and removal of soil contaminated with diesel including reinstatement with hardfill. The assumed volume is 857m3 and this is based on an allowance of 500mm depth across the gross building area				
37	We have assumed that these works will not be staged.				

Summary

2025 Cost Plan Report - Option 2a

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary



Silverwood Architects, New Zealand
Masterton Civil Facility

2025 Cost Plan Report - Option 2a

Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Town Hall and Municipal Buildings</u>				
3	Option 2a – Demolish Town Hall and Civil Defence. Refurbish, strengthen and extend Municipal Building. Build new Town Hall				
4	Demolition Town Hall & Civil Defence	1,565	m2	817	1,278,006
5	New Build – Town Hall	2,810	m2	5,570	15,651,700
6	Municipal Building – Refurbish, Strengthen to 80% NBS and fit-out	1,260	m2	2,857	3,599,820
7	New Addition to the Municipal Building	1,040	m2	3,870	4,024,800
8	External works	1	Item	432,688	432,688
9	External Services	1	Item	460,000	460,000
10	SUB-TOTAL CONSTRUCTION COST	6,676	m2	3,812	25,447,013
11	Preliminaries	15.0	%	25,447,013	3,817,052
12	Margin	8.0	%	29,264,065	2,341,125
13	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	6,676	m2	4,734	31,605,191
14	Construction Contingency	30.0	%	31,605,191	9,481,557
15	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	6,676	m2	6,154	41,086,748
16	Professional Fees	17.0	%	41,086,748	6,984,747
17	Authority Fees, Other Costs	2.5	%	41,086,748	1,027,169
18	Client Costs				
19	TOTAL PROFESSIONAL FEES	6,676	m2	1,200	8,011,916
20	TOTAL PROJECT COST EXCLUDING ESCALATION	6,676	m2	7,355	49,098,663
21	Escalation	6.00	%	49,098,663	2,945,920
22	TOTAL PROJECT COST	6,676	m2	7,796	52,044,583

Summary

2025 Cost Plan Report - Option 2b

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary



Silverwood Architects, New Zealand 2025 Cost Plan Report - Option 2b
Masterton Civil Facility

Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Town Hall and Municipal Buildings</u>				
3	Option 2b – Demolish Existing Town Hall, Municipal Building and Civil Defence Building. Retain the existing facade and build New Town Hall				
4	Demolition – Town Hall, Municipal Building and Civil Defence Building	2,825	m2	700	1,977,435
5	New Build – Town Hall	2,812	m2	5,570	15,662,840
6	Facade refurbishment	1,263	m2	773.75	977,250
7	External works	1	Item	392,870	392,870
8	External Services	1	Item	310,000	310,000
9	SUB-TOTAL CONSTRUCTION COST	6,901	m2	2,800	19,320,395
10	Preliminaries	15.0	%	19,320,395	2,898,059
11	Margin	8.0	%	22,218,454	1,777,476
12	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	6,901	m2	3,477	23,995,931
13	Construction Contingency	25.0	%	23,995,931	5,998,983
14	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	6,901	m2	4,346	29,994,913
15	Professional Fees	17.0	%	29,994,913	5,099,135
16	Authority Fees, Other Costs	2.5	%	29,994,913	749,873
17	Client Costs				Excluded
18	TOTAL PROFESSIONAL FEES	6,901	m2	848	5,849,008
19	TOTAL PROJECT COST EXCLUDING ESCALATION	6,901	m2	5,194	35,843,922
20	Escalation	6.00	%	35,843,922	2,150,635
21	TOTAL PROJECT COST	6,901	m2	5,506	37,994,557

Summary

2025 Cost Plan Report - Option 3

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary



Silverwood Architects, New Zealand Masterton Civil Facility	2025 Cost Plan Report - Option 3
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Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Decomissioning Town Hall and Municipal Buildings</u>				
3	Option 3				
4	Decomissioning of the Municipal Building and Civil Defence Building, including structural strengthening to meet statutory obligations	1,740	m2	1,559	2,712,774
5	Decomissioning of the Town Hall, including structural strengthening to meet statutory obligations	1,056	m2	967	1,021,393
6	SUB-TOTAL CONSTRUCTION COST	2,796	m2	1,336	3,734,167
7	Preliminaries	15.0	%	3,734,167	560,125
8	Margin	8.0	%	4,294,292	343,543
9	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	2,796	m2	1,659	4,637,836
10	Construction Contingency	10.0	%	4,637,836	463,784
11	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	2,796	m2	1,825	5,101,619
12	Professional Fees	10.0	%	5,101,619	510,162
13	Authority Fees, Other Costs	2.5	%	5,101,619	127,540
14	Client Costs				Excluded
15	TOTAL PROFESSIONAL FEES	2,796	m2	228	637,702
16	TOTAL PROJECT COST EXCLUDING ESCALATION	2,796	m2	2,053	5,739,321
17	Escalation	6.00	%	5,739,321	344,359
18	TOTAL PROJECT COST	2,796	m2	2,176	6,083,681
19					
20					
21					
22					
23	<u>Assumptions & exclusions</u>				
24	Excludes demolition of Civil Defence Building				
25	Minor refurbishment to the internal spaces, medium building spec				
26	Excludes removal of fuels or remediation of any contaminated land				

Summary

2025 Cost Plan Report - Option 4a

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary



Silverwood Architects, New Zealand Masterton Civil Facility	2025 Cost Plan Report - Option 4a
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Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Town Hall and Municipal Buildings</u>				
3	Option 4a – The buildings will be strengthened to 80% NBS				
4	Demolition of Civil Defence	480	m2	393	188,616
5	Strengthening of Municipal Building	1,260	m2	6,564	8,270,080
6	Strengthening of Town Hall	1,056	m2	4,845	5,116,383
7	External works	1	Item	432,688	432,688
8	External Services	1	Item	460,000	460,000
9	SUB-TOTAL CONSTRUCTION COST	2,797	m2	5,173	14,467,767
10	Preliminaries	15.0	%	14,467,767	2,170,165
11	Margin	8.0	%	16,637,932	1,331,035
12	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	2,797	m2	6,424	17,968,966
13	Construction Contingency	30.0	%	17,968,966	5,390,690
14	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	2,797	m2	8,352	23,359,656
15	Professional Fees	17.0	%	23,359,656	3,971,142
16	Authority Fees, Other Costs	2.5	%	23,359,656	583,991
17	Client Costs				Excluded
18	TOTAL PROFESSIONAL FEES	2,797	m2	1,629	4,555,133
19	TOTAL PROJECT COST EXCLUDING ESCALATION	2,797	m2	9,980	27,914,789
20	Escalation	6.00	%	27,914,789	1,674,887
21	TOTAL PROJECT COST	2,797	m2	10,579	29,589,677
22					
23					
24	<u>Assumptions & exclusions</u>				
25	Minor refurbishment to the internal spaces, medium building spec				
26	Excludes removal of fuels or remediation of any contaminated land				

Summary

2025 Cost Plan Report - Option 4b

Silverwood Architects, New Zealand
Masterton Civil Facility

Summary



Silverwood Architects, New Zealand
Masterton Civil Facility

2025 Cost Plan Report - Option 4b

Item	Description	Quantity	Unit	Rate	Total (NZD)
1	<u>Masterton Civic Facility</u>				
2	<u>Town Hall and Municipal Buildings</u>				
3	Option 4b – The buildings will be strengthened to 34% NBS				
4	Demolition of Civil Defence	480	m2	393	188,616
5	Strengthening – Municipal Building	1,260	m2	5,692	7,171,607
6	Strengthening – Town Hall	1,056	m2	4,729	4,994,043
7	External works	1	Item	432,688	432,688
8	External Services	1	Item	460,000	460,000
9	SUB-TOTAL CONSTRUCTION COST	2,797	m2	4,736	13,246,954
10	Preliminaries	15.0	%	13,246,954	1,987,043
11	Margin	8.0	%	15,233,997	1,218,720
12	SUB-TOTAL CONSTRUCTION (INCL. P&G, MARGIN)	2,797	m2	5,882	16,452,717
13	Construction Contingency	25.0	%	16,452,717	4,113,179
14	TOTAL CONSTRUCTION (INCL. CONSTRUCTION CONTINGENCY)	2,797	m2	7,353	20,565,896
15	Professional Fees	17.0	%	20,565,896	3,496,202
16	Authority Fees, Other Costs	2.5	%	20,565,896	514,147
17	Client Costs				Excluded
18	TOTAL PROFESSIONAL FEES	2,797	m2	1,434	4,010,350
19	TOTAL PROJECT COST EXCLUDING ESCALATION	2,797	m2	8,787	24,576,245
20	Escalation	6.00	%	24,576,245	1,474,575
21	TOTAL PROJECT COST	2,797	m2	9,314	26,050,820
22					
23					
24					
25	<u>Assumptions & exclusions</u>				
26	Minor refurbishment to the internal spaces, medium building spec				
27	Excludes removal of fuels or remediation of any contaminated land				

Appendix B:
List of Information

REPORT

LIST OF INFORMATION

- M2351 Bulk & Massing DRAWINGS- Municipal Buildings(R1)
- W-01393 - Masterton Town Hall - Demolition v1
- W2351 Outline Specification - MDC Municipal Building Option 2a
- M2351 Bulk & Massing DRAWINGS- Town Hall and MDC Facilities - Option G
- Town Hall historic drawings
- 1223 - Structural Drawings - Masterton Municipal Building - Appendix A
- 1223 - Structural Drawings - Masterton Municipal Building - Appendix B
- 2016-09-27 LGE Report Hall & Municipal Bldg RevA
- Fibresafe - Masterton Townhall Asbestos Demolition Survey
- Mstn Town Hall 1001891_T+T Investigations report
- Peer Review - Dunning Thornton 7903 170106 Outline Peer Review and Options Study
- Rawlinsons Updated Cost Estimates (1)
- Report re Hall demolition feasibility
- SK1-SK9 Sketches - Hall demolition feasibility
- Estimate_No_9403 – Quote from Laser Electrical Wairarapa
- Silverwood Fit for Purpose Assessment