

29/10/2020

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Hamilton City Council  
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Attention: **Lana Gooderham**

Dear Lana,

## **Block Plant Budget Estimate**

### **Introduction**

Following Instruction from Hamilton City Council, we have completed a high level review of the Block Plant Budget estimate prepared by CJM Consultants Ltd.

### **Scope of Project**

The scope of the project includes the following:

- Seismic Strengthening
- Internal wall alterations
- Re roof and glazing replacement
- Fit out of Gym and Mens shed including toilet amenities
- Carpark, landscaping, retaining walls and fencing

### **Information Provided**

- Architectural drawings by Walker Architects A01-A09
- Structural drawings by Beca SE-K000, SE-K005, SE-K006, SK02, SK03
- Budget Cost Estimate prepared by CJM Consultants

### **Methodology**

We have reviewed the estimate checking m<sup>2</sup> rates for different building elements, individual rates, and spot checking detailed measures. We have made comments where we believe the costs differ from fair and reasonable market rates for the work.

Limitation of our review – whilst we have endeavoured to review all items and measures, we have not reviewed every measure or checked the estimate for completeness. This would require RLB to undertake a complete estimate, which has not been requested given the time constraints.

## M<sup>2</sup> Rate Analysis

The below is analysis of the trades/elements at a high level based on unit/rates

Element	Unit rate	Comments
Site Preparation	\$264/m <sup>2</sup>	Site specific refer detail review
Substructure	\$273/m <sup>2</sup>	Site specific refer detail review
Frame	\$298/m <sup>2</sup>	Site specific refer detail review
Roof	\$169/m <sup>2</sup>	Site specific refer detail review
Exterior Walls and Finish	\$113/m <sup>2</sup>	Site specific refer detail review
Windows and Exterior Doors	\$234/m <sup>2</sup>	Site specific refer detail review
Stairs and Balustrades	\$16/m <sup>2</sup>	Site specific refer detail review
Interior Walls	\$152/m <sup>2</sup>	Site specific refer detail review
Interior Doors	\$2/m <sup>2</sup>	Site specific refer detail review
Floor Finishes	\$147/m <sup>2</sup>	Reasonable market value
Wall Finishes	\$95/m <sup>2</sup>	40% above value
Ceiling Finishes	\$223/m <sup>2</sup>	27% above value
Fittings and Fixtures	\$180/m <sup>2</sup>	Appears high but specialist fixtures included
Sanitary Plumbing	\$89/m <sup>2</sup>	Reasonable market value
HVAC Services	\$289/m <sup>2</sup>	Reasonable market value
Electrical Services	\$193/m <sup>2</sup>	Reasonable market value
External Works	\$789/m <sup>2</sup>	Site specific refer detail review
P&G	10%	Reasonable market value
Margin	10%	High for type and scale of work; we would expect 7% to 8%
Contingency		Reasonable given the stage of design

## Detailed Review

We have reviewed rates on face value and not considered the 2% adjustment in this review. We have taken this into account our total adjustments to the estimate. Please refer to table below for comments and adjustments.

Trade	Item	Comment	Cost Variance
Demolition	1AR Asbestos Removal	Scope Unidentified-Unknown risk	
Demolition	1D Blockwork Removal	Allowance doubled	(\$25,000)
Insitu concrete	3G, 3J Reinforcing	Double up	(\$28,000)
Insitu concrete	3H DPM	Needs increasing	\$23,000
Insitu Concrete	3L Precast Beams	Over measured	(\$12,000)
Roofing	7A Coverings	Over measured	(\$11,000)
Windows and External Doors	8A Windows and doors	Over measured	(\$48,000)
Carpentry	9F Purlin replacement	Above \$30K allowance	\$20,000
Carpentry	9M Soffits	Over measured	(\$5,000)
Stud and Plasterboard	10A Walls	Rate High & measure	(\$33,000)
Wall Finishes	11A Solid Plaster	Double up on Strapping	(\$31,000)
Ceiling Finishes	13C Fire rated plasterboard	Double up	(\$37,000)
Services	16K Fire System	No Allowance or System type	\$30,000
Services	16V Data, Intruder Security, MATV	No allowance	\$40,000
Services	Builders Work	No allowance	\$50,000
Siteworks	17E, 17H Base-coarse	Rate High	(\$45,000)
Margin		Proposed margin of 8%	(\$64,000)
<b>SUBTOTAL VARIANCE</b>			<b>(\$176,000)</b>
<b>Add back 2% Adjustment</b>			<b>+\$74,337</b>
<b>TOTAL VARIANCE</b>			<b>(\$101,663)</b>

## Conclusion

We have reviewed the budget estimate provided. Rates used in the estimate are generally in line with current market value and only a few instances found to be different. Some of the trade items are over measured.

We find the estimate to be \$101,663 over estimated and would consider this to be of minor significance in relation to the overall budget estimate.

Should you have any queries please contact me.

Yours sincerely,  
RIDER LEVETT BUCKNALL AUCKLAND LTD



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