



APPENDIX 9: COST ESTIMATE

Released by the Minister supporting Greater Christchurch Regeneration

24 November 2016

Attn: Marcus Read

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Dear Sir,

RE: CHRISTCHURCH CATHEDRAL | WORKING GROUP REINSTATEMENT SCHEME | PREVIOUS SCHEME UPDATED ESTIMATES | Rev 2

Further to the Working Group structural team collaborative report and our meeting with CPT 17 November 2016, we have created a revised Concept estimate for the re-build of the Christchurch Cathedral.

We have also updated the "Sir Miles Warren" and "Replacement Contemporary (G)" scheme estimates to incorporate the agreed Working group philosophies regarding contingencies and future cost escalation.

REINSTATEMENT OPTION

Concept Estimate | 24 November 2016

Initial Works

- | | |
|--------------------------------|----------|
| 1. Tower Controlled Demolition | Excluded |
|--------------------------------|----------|

Reinstatement (Includes Fees and Contingencies)

2. Temporary Stabilisation
3. Separate Contracts
4. Deconstruction & Reconstruction
5. Existing Visitors Centre
6. New Tower

Sub-Total

Commercially sensitive

Project Costs

7. Temporary Storage [Current costs only]
8. HPT Archaeological Recording
9. Concept Design Phase Fees To Date
10. Contract Works Insurance [Cathedral only]

Sub-Total

TOTAL (Excluding Escalation & Base Isolation)

11. Base Isolation (Includes Fees and Contingencies)
12. User Requirements (Ancillary Buildings)
13. Actual Escalation from 2012 to 2015 (Agreed)
14. Escalation During Stabilisation Period & Design
15. Escalation During Construction

Sub-Total

TOTAL (Excluding Organ)

- 16. Removal, Repair & Reinstatement of Organ
- 17. Actual Escalation from 2012 to 2015 (Agreed)
- 18. Escalation During Stabilisation Period & Design
- 19. Escalation During Construction

Commercially sensitive

Sub-Total

TOTAL (Including Organ) \$103,830,000 (Plus GST)

Basis of Estimate

Christchurch Cathedral Working Group, Holmes Consulting Concept Review, dated 18 October 2016

“SIR MILES WARREN” SCHEME OPTION

Concept Estimate | 30 January 2015 (Escalation updated)

Initial Works

- 1. Tower Controlled Demolition
- 2. Stage 1 & 2 Removal of Stained Glass Windows
- 3. HPT Archaeological & Heritage Recording

Sub-Total

Commercially sensitive

Project Costs

- 4. Temporary Storage

Temporary Works

- 5. Make Safe & Deconstruct to Sill
- 6. Capping Beam & Injection Grouting
- 7. Stone Masonry Recovery

Sub-Total

Building

- 8. Cathedral
- 9. Existing Visitors Centre

Sub-Total

TOTAL (Excluding Escalation & Base Isolation)

- 10. Base Isolation (Provisional)
- 11. User Requirements (Ancillary Buildings)

Escalation

- 12. Actual Escalation to end 2015 (Agreed)
- 13. Escalation During Stabilisation Period & Design
- 14. Escalation During Construction

Sub-Total

TOTAL (Excluding Organ)

- 15. Removal, Repair & Reinstatement of Organ

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- 16. Actual Escalation from 2012 to 2015 (Agreed)
- 17. Escalation During Stabilisation Period & Design
- 18. Escalation During Construction

Sub-Total

Commercially sensitive

TOTAL (Including Organ) \$68,050,000 (Plus GST)

“REPLACEMENT - CONTEMPORARY” SCHEME OPTION (G)

Concept Estimate | 2012 (Escalation updated)

Initial Works

- 1. Tower Controlled Demolition
- 2. Removal of Stained Glass Windows
- 3. HPT & Archaeological Recording
- 4. Contingencies & Fees

Sub-Total

Project Costs

- 5. Temporary Storage

Temporary Works

- 6. Temporary Works
- 7. Heritage Protection & Salvage

Sub-Total

Building

- 8. Tower
- 9. In-place Deconstruction
- 10. Cathedral
- 11. Existing Visitors Centre

Sub-Total

TOTAL (Excluding Escalation & Base Isolation)

- 12. Base Isolation (Provisional)
- 13. User Requirements (Ancillary Buildings)

Escalation

- 14. Actual Escalation 2012 to end 2015 (Agreed)
- 15. Escalation During Holding Period & Design
- 16. Escalation During Construction

Sub-Total

TOTAL (Excluding Organ)

Commercially sensitive

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- 17. Removal, Repair & Reinstatement of Organ
- 18. Actual Escalation from 2012 to 2015 (Agreed)
- 19. Escalation During Stabilisation Period & Design
- 20. Escalation During Construction

Commercially
sensitive

Sub-Total

TOTAL (Including Organ)

\$80,140,000 (Plus GST)

Estimate details and reconciliation are attached.

Notes:

1. Reinstatement Option has been rated at current day costs. Future cost escalation calculations have been adjusted accordingly.
2. "Sir Miles Warren Scheme" is rated at January 2015 costs (date of first estimate produced by bbd). Future cost escalation calculations have been adjusted accordingly.
3. Replacement Contemporary scheme is rated at 2012 costs (date of original estimate). Future cost escalation calculations have been adjusted accordingly.
4. Storage costs for reinstatement scheme based on currently experienced costs extrapolated over the duration of the re-build programme.
5. All estimates exclude Council Development Levies / Contributions as these are assumed to be waived.
6. All estimates assume a sequential programme.

Exclusions

- Archaeological delays.
- Operating & maintenance costs.
- ESD / Greenstar initiatives.
- Temporary / Transitional Cathedral.
- Removal of contaminated soil and asbestos.
- Unknown ground conditions.
- Relocation of unknown in-ground services.
- Upgrade of Council infrastructure services outside of the site boundary.
- F.F.E. & I.T. Office equipment.
- Title changes & relocation costs.
- RMA Consent Fees.
- Non-competitive tendering.
- Land costs.
- Development Levies & Reserves Contributions.
- Finance / Marketing / Fundraising costs
- G.S.T.

Should you have any queries, please do not hesitate to contact the Writers.

Yours faithfully,

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The breakdown of costs in the remainder of this report are withheld because of commercial sensitivity

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