

# UNIVERSITY OF AUCKLAND - B310 RECREATION & WELLNESS CENTRE BUSINESS CASE PCE



GFA: Gross Floor Area  
Rates Current At April 2018

## LOCATION SUMMARY

Ref	Location	GFA m <sup>2</sup>	GFA NZD/m <sup>2</sup>	Total Cost NZD
<b>A</b>	<b>ENABLING &amp; INTERFACE WORKS</b>			
<b>A1</b>	<b>CONSTRUCTION COSTS</b>			
A1A	Symonds Street modifications			
<b>A1B</b>	<b>B301</b>			
A1B1	General			
A1B2	Fire egress			
A1B3	Sprinkler valve room			
A1B4	Wind lobby & student lounge arrangement			
A1B5	Existing plant room			
A1B6	Southern laneway			
	A1B - B301			
<b>A1C</b>	<b>B303</b>			
A1C1	General			
A1C2	Fire egress			
A1C3	Re-establish entry point to B303			
	A1C - B303			
<b>A1D</b>	<b>B311 &amp; B312</b>			
A1D1	General			
A1D2	Fire egress			
A1D3	Vector substation			
A1D4	B312A reinstatement			
A1D5	Atrium reinstatement			
A1D6	Seismic Upgrade			
	A1D - B311 & B312			
<b>A1E</b>	<b>B315 Kate Edgar (Option 1)</b>			
A1E1	General			
A1E2	Symonds Street underpass			
A1E3	Boiler Plantroom			
A1E4	Service Lift			
	A1E - B315 Kate Edgar (Option 1)			
A1F	Acoustic & Dust Screening			
	A1 - CONSTRUCTION COSTS			
A2	ON-COSTS			
	<b>A - ENABLING &amp; INTERFACE WORKS</b>			
<b>B</b>	<b>DEMOLITION</b>			
B1	CONSTRUCTION COSTS			

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B2	ON-COSTS			
	<b>B - DEMOLITION</b>			
<b>C</b>	<b>RECREATION CENTRE</b>			
<b>C1</b>	<b>CONSTRUCTION COSTS</b>			
<b>C1A</b>	<b>BUILDING WORKS</b>			
C1A1	STRUCTURE			
C1A2	ENVELOPE			
C1A3	CENTRAL PLANT & BUILDING INFRASTRUCTURE			
C1A4	FITOUT	18,139		
	<b>C1A - BUILDING WORKS</b>	18,139		
C1B	PODIUM & PLAZA			
	<b>C1 - CONSTRUCTION COSTS</b>	18,139		
C2	ON-COSTS			
	<b>C - RECREATION CENTRE</b>	18,139		
<b>D</b>	<b>SERVICE AREA</b>			
D1	CONSTRUCTION COSTS	2,427		
D2	ON-COSTS			
	<b>D - SERVICE AREA</b>	2,427		
<b>F</b>	<b>OPTIONS APPROVED</b>			
F1	Option B1: Glass floor to Sports Hall 1			
F2	Option B2: Stainless steel base to pool			
F3	Option B2: Futureproof Only (for ETFE roof)			
F4	Option B3: Futureproof Only (Rooftop leisure)			
F5	Option B7: Diagrid hybrid option			
F6	Option B8: Shift building North by 1.5m. Playing field by 2.0m			
F7	Option B9: Reduction to GFA Level B1			
F8	Option B11: Reduction to GFA Level B2 incl. general re-planning			
F9	Option B13: Reduction to GFA Level 00			
	<b>F - OPTIONS APPROVED</b>			
<b>ESTIMATED TOTAL COST</b>		<b>20,566</b>	<b>15,565</b>	<b>320,100,000</b>

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Gross Floor Area: 20,566 m<sup>2</sup>  
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### ELEMENTS SUMMARY

Ref	Description	%	GFA NZD/m <sup>2</sup>	Total Cost NZD
EN	Enabling			
DE	Demolition			
SP	Site Preparation			
SB	Substructure			
FR	Frame			
SW	Structural Walls			
UF	Upper Floors			
RF	Roof			
EW	Exterior Walls and Exterior Finish			
WW	Windows and Exterior Doors			
SC	Stairs and Balustrades			
PN	Interior Walls			
DR	Interior Doors			
FF	Floor Finishes			
WF	Wall Finishes			
CF	Ceiling Finishes			
FT	Fittings and Fixtures			
PB	Sanitary Plumbing			
HV	Heating and Ventilation Services			
FS	Fire Services			
EL	Electrical Services			
LS	Vertical and Horizontal Transportation			
SS	Special Services			
DG	Drainage			
XW	External Works			
SU	Sundries			
DD	Design Development			
GFA	GFA Rate			
PG	Preliminaries			
MG	Margins			
FE	F.F. & E.			
PF	Professional fees			
CI	Consents & Insurances			

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**ELEMENTS SUMMARY**

Ref	Description	%	GFA NZD/m <sup>2</sup>	Total Cost NZD
CD	Client Direct Costs			
ES	Escalation			
CN	Contingencies			
<b>ESTIMATED TOTAL COST</b>			<b>15,565</b>	<b>320,100,000</b>