

**APPENDIX 9: COST ESTIMATE**

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24 November 2016

Attn: Marcus Read

Resource Co-ordination Partnership Ltd  
PO Box 1434  
CHRISTCHURCH

Level 3  
Shortland Chambers Building  
70 Shortland Street  
Auckland 1010

PO Box 3422, Shortland Street  
Auckland 1140, New Zealand

Ph: 09 379 6174  
www.bbdnz.co.nz

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 CP on 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         | s9(2)(b)(ii), s9(2)(i) |
| 3. Separate Contracts              |                        |
| 4. Deconstruction & Reconstruction |                        |
| 5. Existing Visitors Centre        |                        |
| 6. New Tower                       |                        |
| <b>Sub-Total</b>                   |                        |

**Project Costs**

- |   |                        |
|---|------------------------|
| 7. Temporary Storage [Current costs only]     | s9(2)(b)(ii), s9(2)(i) |
| 8. HPT Archaeological Recording               |                        |
| 9. Concept Design Phase Fees To Date          |                        |
| 10. Contract Works Insurance [Cathedral only] |                        |
| <b>Sub-Total</b>                              |                        |

**TOTAL (Excluding Escalation & Base Isolation)**

- |  |                        |
|--|------------------------|
| 11. Base Isolation (Includes Fees and Contingencies) | s9(2)(b)(ii), s9(2)(i) |
| 12. User Requirements (Ancillary Buildings)          |                        |
| 13. Actual Escalation from 2012 to 2015 (Agreed)     |                        |
| 14. Escalation During Stabilisation Period & Design  |                        |
| 15. Escalation During Construction                   |                        |
| <b>Sub-Total</b>                                     |                        |

**TOTAL (Excluding Organ)**

16. Removal, Repair & Reinstatement of Organ

s9(2)(b)(ii), s9(2)(i)

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

**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

s9(2)(b)(ii), s9(2)(i)

**Sub-Total**

**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)	s9(2)(b)(ii), s9(2)(i)
17. Escalation During Stabilisation Period & Design	
18. Escalation During Construction	
<b>Sub-Total</b>	
<b>TOTAL (Including Organ)</b>	<b>\$68,050,000 (Plus GST)</b>

**"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)**

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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

s9(2)(b)(ii), s9(2)(i)

**Sub-Total**

**TOTAL (Including Organ) \$80,140,000 (Plus GST)**

Estimate details and reconciliation are attached.

**Notes:**

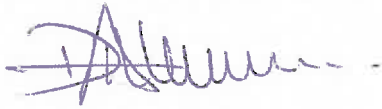
1. Reinstatement Option has been rated at current day costs. Future cost escalation calculations have been adjusted accordingly.
2. "Sir Miles Warren Scheme" is rated at January 2015 costs (date of first estimate produced by bbd). Future cost escalation calculations have been adjusted accordingly.
3. 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,  
**Barnes Beagley Doherr Ltd**



**David Doherr**  
Director

Email: [davidd@bbdnz.co.nz](mailto:davidd@bbdnz.co.nz)  
Mob: 021 806 478

**Rhodes & Associates**



**Lindsey Rhodes**  
Director

Email: [lindsey@rhodesnz.com](mailto:lindsey@rhodesnz.com)  
Mob: 021 382 478

**Rawlinsons**



**Julian Mace**  
Director

Email: [jmace@rawlinsons.co.nz](mailto:jmace@rawlinsons.co.nz)  
Mob: 201 891 654

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Project : Christchurch Cathedral  
Estimate : Version Reinstatement Option, Revision Working Group r3  
Estimate Date : 24/11/2016

Estimate Summary  
Christchurch Cathedral



No.	Description	Quantity	Unit	Rate	Amount
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s9(2)(b)(ii), s9(2)(i)

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Remainder of document withheld under section 9(2)(b)(ii) and 9(2)(i) of the Act.

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