



BETTER BUSINESS CASES TAIHAPE COST UPDATE

Council Workshop 09/02/2023

Update 22/02/2023

Presentation by the PMO

BACKGROUND TAIHAPE

Council included costs for the refurbishment of the Taihape Town Hall within the 2021-31 LTP. Since the LTP was adopted, the Town Hall and Library was closed due to the earthquake risk posed to staff and the public (the detailed seismic assessment report provided a rating of only 10% of National Building Standard).

Council have started the process for a Better Business Case to provide exploration and objective analysis of possible options. The business case is intended to enable fully informed investment decisions that will optimise value to the Council, to the people of Taihape, and to the district.

Four workshops were completed between May 2022 – September 2022.

Objectives for the Taihape Town Hall (defined through the workshops):

1. Improve the user experience of RDC services
2. A better-connected community
3. Increased community wellbeing

TOTAL PROJECT COST ESTIMATES

This Total Project Cost Estimate does not include the analysis around risks and benefits of each option. There is another meeting scheduled for staff to work with the BBC expert on this analysis and the results will be reported back to Council in the March council meeting.

Design Town Hall Option 3
strengthening with heating the
hall
\$7,400,000 - \$9,100,000

Design Town Hall Option 1
Basic
\$11,200,000 - \$13,800,000

Design Town Hall Option 2
High Level
\$12,500,000 - \$15,400,000

Design Grandstand
Transformation with
Admin/Library
\$8,800,000 - \$10,900,000

Total Project Cost Estimates include the following:

- \$750,000 Restoration sum added to grandstand (very high-level with no current design inputs)
- Location Factor: 30% location premium to construction costs
- Contingency increased to 25%
- \$650,000 fitout cost (FEE, IT & AV)

Taihape Townhall & Grandstand
Concept Estimate Revision 1
21 February 2023



DRAFT FOR COMMENT

MASTER SUMMARY	GRANDSTAND	TOWNHALL - OPTION 1	TOWNHALL - OPTION 2	TOWNHALL - OPTION 3 (Seismic + Heating only)
SITE PREPARATION	\$ 70,000	\$ 140,000	\$ 169,000	\$ 118,000
INFRASTRUCTURE / SITE SERVICES	\$ 30,000	\$ 40,000	\$ 40,000	\$ 40,000
BUILDING WORKS	\$ 2,400,000	\$ 3,402,000	\$ 3,843,000	\$ 2,250,000
EXTERNAL WORKS	\$ 25,000	\$ 50,000	\$ 50,000	Excluded
LOCATION FACTOR	\$ 760,000	\$ 1,090,000	\$ 1,230,000	\$ 720,000
NET CONSTRUCTION COST	\$ 3,290,000	\$ 4,730,000	\$ 5,340,000	\$ 3,130,000
Preliminaries and General	\$ 580,000	\$ 600,000	\$ 670,000	\$ 400,000
Scaffolding	\$ 60,000	\$ 190,000	\$ 190,000	\$ -
Traffic Management	Excluded	Excluded	Excluded	Excluded
Contractors Margin	\$ 300,000	\$ 420,000	\$ 470,000	\$ 270,000
Design Development	\$ 640,000	\$ 900,000	\$ 1,010,000	\$ 570,000
Escalation Provision	\$ 500,000	\$ 740,000	\$ 840,000	\$ 480,000
Construction Phase Contingency (Variations)	\$ 1,350,000	\$ 1,900,000	\$ 2,130,000	\$ 1,220,000
GROSS CONSTRUCTION COST (excl. GST)	\$ 6,720,000	\$ 9,480,000	\$ 10,650,000	\$ 6,070,000
Other Project Costs				
Design & Professional Fees	\$ 1,680,000	\$ 1,430,000	\$ 1,600,000	\$ 920,000
Resource & Building Consent Fees	\$ 140,000	\$ 100,000	\$ 110,000	\$ 70,000
FFE / IT / AV	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Council Internal Fees	\$ 280,000	\$ 350,000	\$ 400,000	\$ 240,000
Project management fees for RDC	\$ 380,000	\$ 490,000	\$ 540,000	\$ 320,000
Development Contributions / Infrastructure Growth Cha	Excluded	Excluded	Excluded	Excluded
GRAND TOTAL (excl. GST)	\$ 9,850,000	\$ 12,500,000	\$ 13,950,000	\$ 8,270,000
RANGE OF COSTS	\$8,800,000	\$11,200,000	\$12,500,000	\$7,400,000
	\$10,900,000	\$13,800,000	\$15,400,000	\$9,100,000