

Barrett Street Hospital Demolition

Initial Estimate

Released under the Official Information Act 1982

Prepared For: LINZ

Our Reference: CH1490-2

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Initial Estimate

Project Details

Description

Basis of Estimate

This is a high level estimate to provide initial cost advice on the demolition of the remainder of the old hospital buildings and overall site remediation of the Barrett Street Hospital site in New Plymouth.

RLB have utilised the cost information provided by the Project Managers (Impact) for the previous demolition scheme to prepare this estimate

It should also be noted that we have benchmarked the rates used in this estimate against similar projects currently being carried out, specifically the demolition of the Old Birthing Unit at Burwood Hospital which is a similar type of property

Items Specifically Included

The works have been priced by areas which includes soft strip, services removals & decommissioning and full demolition of each building together with removal of ground floor and foundations.

It should be noted that given the level of information available at this time that the demolition has been assumed to be inclusive of the asbestos, as was discovered during the earlier demolition project

In addition site wide costs have been included for the remediation of the land after demolition of the buildings is completed.

Items Specifically Excluded

Pre-demolition asbestos survey

Any works to Buildings 7-15 as they have been already demolished

Escalation beyond Q4 2018

GST

Documents

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Location	GFA m ²	Cost/m ²	Total Cost
A Nurses Home Demolition			1,180,000
B Anciliary Buildings Demolition			150,000
C Site Remediation			3,095,664
		ESTIMATED NET COST	4,425,664
MARGINS & ADJUSTMENTS			
Main Contractor Preliminaries & General	7.0%		309,796
Main Contractor Margin	8.0%		354,053
Construction Risk Allowance	10.0%		508,951
Professional Fees	15.0%		839,770
		ESTIMATED TOTAL COST	\$6,438,235

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GFA m²: Cost/m²:
Rates Current At October 2018

Description	Unit	Qty	Rate	Total
A NURSES HOME DEMOLITION				
1 Allowance for demolition as per Yakka Estimate				1,100,000
2 Allowance for Resource Consent Costs				80,000
Sub Total				1,180,000
B ANCILLIARY BUILDINGS DEMOLITION				
3 Allowance for demolition of building 16 as per Yakka Estimate				30,000
4 Allowance for demolition of morgue as per Yakka Estimate				20,000
5 Allowance for demolition of boiler house / workshop				100,000
Sub Total				150,000
C SITE REMEDIATION				
6 Allowance for remediation of buildings 1-6	m ²	15,940	125.0	1,992,500
7 Allowance for removal of contaminated stockpiles as per Yakka estimate	Item			402,914
8 Allowance for remediation of ancilliary buildings	m ²	3,102	125.0	387,750
9 Allowance for remediation of building 18 previously demolished	m ²	2,500	125.0	312,500
Sub Total				3,095,664

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