

Restoration - GCBT Maximum Retention	Cost \$m	Notes - and explanation of Adjustments
The figures in black below are as supplied by CPT/Church Quantity Surveyors		
Notes/totals and adjustments from GCBT Quantity Surveyors in RED		
INITIAL WORKS		
Tower Demolition	566,467	
2 Construction Contingency 58,533.33	58,533	
Temporary Works - June 2012		
Heritage Protection and Treasures	355,000	
STABILISATION AND RESTORATION		
West Porch Deconstruction/nave access - Platform	390,000	
5 Moving Nave Tower 1,005,000.00	1,005,000	
6 West Wall & Nave column bracing towers (Nave Frames) 395,000.00	395,000	
7 North & South Nave Aisle bracing towers 635,000.00	635,000	
8 Transept Arch bracing towers 755,000.00	755,000	
9 North & South Transept Arch bracing towers 225,000.00	225,000	
10 Transept Aisle & Internal Transept Gable bracing towers 425,000.00	425,000	
11 External bracing towers 375,000.00	375,000	
12 Column and wall bracing and eaves tie 470,000.00	470,000	
13 2.1.2 - North Aisle Roof 105,000.00	105,000	
14 Nave roof bracing 100,000.00	100,000	
15 2.1.2 - North Porch Gable 80,000.00	80,000	
16 Apse & Choir Arch 250,000.00	250,000	
17 Preliminaries & General 960,000.00	960,000	
18 Main Contractors Margin 520,000.00	520,000	
19 Project Contingency 1,470,000.00	1,470,000	
20 Professional Fees 1,110,000.00	1,110,000	
21 Escalation & Inflation 1,940,000.00		Removed as not required as stabilisation can start immediately
Separate Contracts		
22 1.1 - Phase 1 - Remove Stain Glass Windows 75,000.00 Stewart Glass	75,000	
23 1.4 - Phase 4 - Remove Stain Glass Windows Stage 2 25,000.00	25,000	
24 2.2.2 - Organ - Deconstruction 240,000.00 South Island Organ Company	240,000	
25 Project Contingency 75,000.00	75,000	
26 Professional Fees 70,000.00	70,000	
Deconstruction & Reconstruction		
27 Inplace deconstruction / opening up work faces for new strengthening	5,970,000	
28 Substructure 2,440,000.00	2,440,000	
29 Superstructure 16,230,000.00	16,230,000	
30 Finishes 1,770,000.00	1,770,000	
31 Fittings & Furnishings & Specialist Equipment 3,275,000.00	3,275,000	
32 Building Services 1,020,000.00	1,020,000	
33 External Services & Site Works 715,000.00	715,000	
34 Preliminaries & General 5,500,000.00	5,500,000	
35 Main Contractors Margin 2,955,000.00	2,955,000	
36 Project Contingency 7,450,000.00	7,450,000	
37 Professional Fees 7,545,000.00	7,545,000	
38 Escalation & Inflation 19,985,000.00		GCBT has a restoration management programme that will minimise exposure to escalation and inflation
Project Costs		
39 Temporary Storage 600,000.00	600,000	
40 Project Contingency 60,000.00	60,000	
41 Professional Fees 115,000.00	115,000	
42 1.5 - HPT Archaeological Consent Heritage Recording 250,000.00	250,000	
43 Concept Design Phase Fees To Date 500,000.00	500,000	
Base Isolation - not required		
44 Extra Value for base isolation 4,650,000.00		Removed as not required for safety - IPSE engineering advice
45 Project Contingency 975,000.00		Base Isolation is not required as the Cathedral
46 Professional Fees 895,000.00		can be restored safely to the highest seismic level - Level 3,
47 Escalation & Inflation 1,740,000.00		as required for all public buildings without base isolation
Escalation in Delayed Programme - not required immediate start		
48 Extra Value Escalation & Inflation for: 2 yr Design + 15yr		
Fundraising + 5Yr Construction - \$92,285,000.00		Removed as GCBT does not require a 15 year holding period - as Trust can start restoration immediately
Total	67,130,000	

Restoration Cost Summary - Conservative Estimate		
Total	67,130,000	Based on actual building/restoration figures and costs supplied by CPT/Church QS. These are todays construction costs. The GCBT management programme would allow an immediate start and confirmed contractual prices at todays cost.

Notes

- Contingency allowances may be able to be reduced as design progresses.
- The estimate appears to reflect a traditional approach to construction , being fully designed with a main contractor on site managing the project and taking on sub-contractors
- The preliminary and general portion of the estimate reflects the 7.5 year construction period , if this period was reduced there may be a reduction in this cost
- By working as a focused team and proactively looking at the entire project there may be opportunity for significant savings
- The main savings are as a result of reduction in escalation as the project does not need to be delayed.
- Discounted supplies and services, and other savings may be able to make significant cost reductions as the project proceeds.