





# Appendix M

## Cost Estimates

Project Estimate				
Project Name: Thorndon Quay and Hutt Road & Aotea Roundabout Client: Let's Get Wellington Moving (LGWM)			<b>DBE</b>	
Detailed Business Case Estimate				
Item	Description	Base Estimate	Contingency	Funding Risk Contingency
A	Nett Project Property Cost	1,260,000	378,000	327,600
	Project Development Phase			
	- Consultancy Fees	Nil	Nil	Nil
	- LGWM Managed Costs	Nil	Nil	Nil
B	Total Project Development	Nil	Nil	Nil
	Pre-implementation Phase			
	- Consultancy Fees	4,300,000	1,290,000	1,118,000
	- LGWM Managed Costs	2,500,000	750,000	650,000
C	Total Pre-implementation	6,800,000	2,040,000	1,768,000
	Implementation Phase			
	Implementation Fees			
	- Consultancy Fees	2,500,000	750,000	650,000
	- LGWM Managed Costs	1,920,000	576,000	499,200
	- Construction/ Consent Monitoring Fees	300,000	90,000	78,000
	Sub Total Base Implementation Fees	4,720,000	1,416,000	1,227,200
	Physical Works			
1	Environmental Compliance	72,000	21,600	18,720
2	Earthworks Demolition and Site Clearance	1,148,000	344,400	298,480
3	Ground Improvements	0	0	0
4	Drainage	1,710,000	513,000	444,600
5	Pavement and Surfacing	5,988,000	1,796,400	1,556,880
6	Bridges	0	0	0
7	Retaining Walls	0	0	0
8	Traffic Services	5,371,000	1,611,300	1,396,460
9	Service Relocations	1,260,000	378,000	327,600
10	Landscaping and Urban Design	4,930,000	1,479,000	1,281,800
11	Traffic Management and Temporary Works	2,333,000	699,900	606,580
12	Preliminary and General	6,740,000	2,022,000	1,752,400
13	Extraordinary Construction Costs	170,000	51,000	44,200
	Allowance of \$500k for price fluctuation			500,000
	Sub Total Base Physical works	29,730,000	8,919,000	8,227,720
D	Total for Implementation Phase	34,450,000	10,335,000	9,454,920
E	Project Base Estimate (A+C+D)	42,510,000		
F	Contingency (Assessed/Analysed) (A+C+D)		12,753,000	
G	Project Expected Estimate (E+F)		55,263,000	
	Nett Project Property Cost Expected Estimate		1,638,000	
	Project Development Phase Expected Estimate		Nil	
	Pre-implementation Phase Expected Estimate		8,840,000	
	Implementation Phase Expected Estimate		44,785,000	
H	Funding Risk Contingency (Assessed/Analysed) (A+C+D)			11,550,520
I	95th percentile Project Estimate (G+H)			66,820,000
	Nett Project Property Cost 95th percentile Estimate			1,965,600
	Project Development Phase 95th percentile Estimate			Nil
	Pre-implementation Phase 95th percentile Estimate			10,608,000
	Implementation Phase 95th percentile Estimate			54,239,920
Date of Estimate Update 26/10/21		Cost Index 4th Quarter 2021		
Estimate prepared by Racheal Spragg and Shirley Mendoza Cruz		Signed 		
Estimate internal peer review by Jason Luo		Signed 		
Estimate external peer review by		Signed		
Estimate accepted by LGWM		Signed		

Note: (1) These estimates are exclusive of escalation and GST.  
 (2) Project Development Phase Estimates are set to Nil as these are now sunk costs.  
 (3) Contingency is allowed at 30%.  
 (4) Funding Risk Contingency is allowed at 20%