

Waikaraka Park
1938 Grandstand Options - Cost Analysis Over 10 Years

2 October 2018

OPTIONS	FULL REPAIR		DEMOLITION			ABANDON	
	A	B	C	D	E	F	
Previous Options	8	7	9	4	2	1	
	FULL REPAIR OF BOTH TIERS TO AT LEAST 67% NBS	DEMOLISH UPPER TIER. REPLACE UPPER TIER WITH CONCRETE GRANDSTAND. UPGRADE LOWER TIER TO 100% NBS	'LIKE FOR LIKE' REPLACEMENT FOLLOWING FULL DEMOLITION	DEMOLISH TO SLAB - INSTALL PERMANENT LIGHTWEIGHT STADIUM	FULL DEMOLITION WITHOUT REPLACEMENT - INSTALL DEMOUNTABLE SEATING	DO NOTHING - INSTALL TEMPORARY DEMOUNTABLE SEATING	
Do Nothing - retain old grandstand as is and with no strengthening = Allow to self destruct over time; Provide safety fencing						60,000	
Demolish grandstand fully into ground			750,000		750,000		
Demolish grandstand to ground floor slab				650,000			
SEMI DEMOLITION (Make Safe)							
Demolish top tier (full width)		500,000					
REFURBISH WITH NEW TOP TIER							
Demolish top tier only							
Repair lower Tier to 67% NBS or better	2,400,000	2,400,000					
Build NEW upper tier to 100% NBS		2,400,000					
RESTORATION AND STRENGTHENING							
Repair full grandstand to 100% NBS	3,700,000						
Infill structural bays for efficiency	included						
NEW LIGHTWEIGHT SEATING							
Purchase demountable seating 2,000 tip-up seats					435,276		
Hire demountable seating 2,000 fixed seats						447,540	
Erect demountable seating					30,000	30,000	
Construct NEW lightweight seating on existing slab				800,000			
NEW GRANDSTAND							
Demolish and Build a NEW Grandstand			4,500,000				
GRANDSTAND PHYSICAL WORKS ESTIMATE	6,100,000	5,300,000	5,250,000	1,450,000	1,215,276	537,540	

Toilets Options

	A	B	C	D	E	F
Build new toilets under strengthened grandstand	Included above	Included above	Included above			
Build new toilets elsewhere (incl fees, contingency & escalation)				250,000	250,000	250,000
Repair eastern toilet block (assume 2019 repair)	125,000	125,000	125,000	125,000	125,000	125,000
TOILET REPAIR AND REPLACEMENT COSTS	125,000	125,000	125,000	375,000	375,000	375,000
TOTAL PHYSICAL WORKS ESTIMATE	6,225,000	5,425,000	5,375,000	1,825,000	1,590,276	912,540

Peripheral Costs	A	B	C	D	E	F
Publicly notified Resource Consent	-	-	100,000	500,000	500,000	-
Non-notified Resource Consent	100,000	100,000	-	-	-	-
Reserve Management Plan	?	?	120,000	?	?	-
Internal Council approvals and processes @5%	311,250	271,250	268,750	91,250	79,514	45,627
Design fees @15%	933,750	813,750	806,250	273,750	238,541	-
Geotech & Concrete condition investigations	200,000	200,000	50,000	30,000	-	-
Peripheral Cost subtotal	1,545,000	1,385,000	1,345,000	895,000	818,055	45,627
TOTAL COST over 10 years	7,770,000	6,810,000	6,720,000	2,720,000	2,408,331	958,167
Asset Lifetime	50 years	100 years	100 years	50 years	20 years	20 years
Asset Value rating	0.4	0.7	0.7	0.3	0.2	0.2
	FULL REPAIR	REFURBISH	REPLACE	NEW LIGHTWEIGHT STADIUM	BUY DEMOUNTABLE SEATING	HIRE DEMOUNTABLE SEATING

Risk Profile	A	B	C	D	E	F
Previous Options	8	7	9	4	2	1
TOTAL BASE ESTIMATE	7,770,000	6,810,000	6,720,000	2,720,000	2,408,331	958,167
Contingency Allowance - Risk factor	100%	50%	25%	20%	20%	10%
Escalation Sept 2018 to March 2021 (13%)	2,020,200	1,327,950	1,092,000	424,320	375,700	137,018
Predominant Risk	Structural	Structural	Consenting	Consenting	Consenting	Reputation
EXPECTED ESTIMATE (Low Range)	17,570,000	11,550,000	9,500,000	3,690,000	3,270,000	1,200,000
Additional Risk Funding Allowance	25%	25%	15%	10%	10%	10%
RISK ADJUSTED ESTIMATE (High Range)	21,970,000	14,440,000	10,930,000	4,060,000	3,600,000	1,320,000

ACROW Demountable Seating Hire

27 August 2018	Buy cost	buy term	monthly rate	Total cost	
1,500 standard seats	256,945	3 years	8,596	309,456	
1,500 standard seats	256,945	5 years	5,781	346,860	
1,500 tip up seats	337,339	3 years	11,285	406,260	
1,500 tip up seats	337,339	5 years	7,589	455,340	
2,000 standard seats	331,542	3 years	11,091	399,276	
2,000 standard seats	331,542	5 years	7,459	447,540	3.73 per seat per month
2,000 tip up seats	435,276	3 years	14,562	524,232	
2,000 tip up seats	435,276	5 years	9,793	587,580	4.90 per seat per month

135%

217.64 buy cost per seat