

**18833 Fortune Theatre,
231 Stuart St,
Dunedin**

Project: DCC 2025
Building: Fortune Theatre

Details: Elemental Estimate Summary 17/06/2025

Code	Description	Total
18833 Fortune Theatre, 231 Stuart St, Dunedin		
Estimated Costs to Revert Building to a Dual Level Tenatable Space		
E01	Site Preparation	75,654
E02	Substructure	188,809
E03	Frame	0
E04	Structural Elements	8,500
E05	Upper Floors	126,830
E06	Roof	180,143
E07	Exterior Wall and Exterior Finish	92,375
E08	Windows and Exterior Doors	30,000
E09	Stairs and Balustrades	50,000
E10	Interior Walls	149,231
E11	Interior Doors	20,700
E12	Floor Finishes	181,800
E13	Wall Finishes	42,225
E14	Ceiling Finishes	194,692
E15	Fittings and Fixtures	45,750
E16	Sanitary Plumbing	86,062
E17	Heating and Ventilation Services	304,820
E18	Fire Services	246,040
E19	Electrical Services	155,020
E20	Vertical & Horizontal Transport	165,000
E21	Special Services	
E22	Drainage	2,500
E23	External Works	0
E24	Sundries	131,250
E25	Preliminaries	480,349
E26	Margins	230,567
E27	Contingency Allowance	622,532
TOTAL OF ESTIMATE (excluding GST)		3,810,848

Notes: No allowance has been made for the following

- Goods & Services Tax
- Legal and financing costs
- Resource & Building Consent fees or application
- Professional Fees
- Project contingency

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	Window treatments, FF&E	
	Escalation	
	Assumes a competitive tender process	
	Structural strengthening works. Propose to reassess following structural DSA	
	Site mitigation responses as required by territorial authorities for a contaminated site or associated costs to comply	
	Site mitigation due to archaeological discovery or associated costs to comply	

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Code	Description	Quantity	Unit	Rate	Total
1	E01 Site Preparation				
	Demolition				
1.1	Isolate, remove and dispose of existing MSB		SUM		750
1.2	Demolish and dispose of timber framed partitions, theatre seating kitchen etc to create open planned tenancy		SUM		52,499
1.3	Isolate, remove and dispose of existing sanitary fittings and fixtures	15	No	225.00	3,375
1.4	Remove and dispose of existing wall linings in ablutions spaces, to be replaced with new	346	m2	55.00	19,030
2	E02 Substructure				
	Waterproofing to Foundation Walls				
2.1	Traffic Management - allowance		SUM		50,000
2.2	Shuttering/Sheet piling to stabilise surrounding works		SUM		50,000
2.3	Break-out existing pavement & excavate street facing perimeter of building to reduced levels. Load and cart away waste	115	m3	105.00	12,075
2.4	Allowance for hydro excavation to locate or work around services		SUM		20,000
2.5	Water proof membrane applied to exposed foundations above	48	m2	105.00	5,040
2.6	Sacrificial protection board	48	m2	32.75	1,572
2.7	Free draining fill to working spaces	115	m3	165.00	18,975
2.8	Reinstate asphalt foot path	87	m2	135.00	11,745
2.9	To perimeter, form concrete channel to accumulate ground water to discharge into a sump. Rates include for pump .		SUM		16,402
2.10	Locate and form connection with stormwater drain and connect sump pump discharge.		SUM		3,000
3	E04 Structural Elements				
4.1	Updated structural DSA report		SUM		8,500
4	E05 Upper Floors				
5.1	Uplift approx 750 of perimeter flooring and fix new perimeter joist to existing suspended floor - both levels. Reinstate floor linings and lapping of new joists to replace damaged joists.	200	m	215.25	43,050
5.2	Miscellaneous flooring repairs and making good - Provisional Sum allowance		SUM		5,000
5.3	Overlay existing flooring with hardboard substrate in preparation for new floor coverings	1,212	m2	65.00	78,780
5	E06 Roof				
	Roofing				
6.1	Undertake a detailed inspection of the gutters to the flat, tray and slate roofs, when safe access can be provided		SUM		3,500
6.2	Clean all parapet gutters of leaf-litter, vegetation growth and debris		SUM		2,500
6.3	Biocide application to slate roof - 2 applications	812	m2	42.75	34,713
6.4	Replacement of up to 100 slates and supply & install of new copper flashings		SUM		30,000

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5	E06 Roof				<i>(Continued)</i>
6.5	Uplift remove and dispose of existing membrane roofing and replace with new membrane to South western corner - noted as a risk item	46	m2	205.00	9,430
	Spouting, Internal Guttering, Downpipes and Rainwater Heads				
6.6	Rainwater-head replacement if required. downpipe / rainwater head mold		SUM		5,000
6.7	Allow Provisional Sum to carefully remove, repair and re-install rainwater hoppers and downpipes. All recommended work of repair and maintenance have to be carried out by craftsmen plumbers, experienced in cast iron		SUM		75,000
6.8	Internal gutter making good with waterproof membrane		SUM		20,000
6	E07 Exterior Wall and Exterior Finish				
7.1	Engage a suitably qualified person to undertake a detailed inspection of the Heritage facades		SUM		3,000
7.2	Wash and clean down all exterior walls, remove graffiti	625	m2	35.00	21,875
7.3	Provisional Sum allowance for Heritage stone mason to re-grout and make repairs to exterior fabric		SUM		50,000
7.4	Aquellux S to all parapets, sills and cornices. Application by brush (not sprayed) focusing on good penetration.		SUM		17,500
7	E08 Windows and Exterior Doors				
8.1	To all window bays, repairs to timber sash / casement windows, doors and fixed light windows, prior to repainting will necessitate the replacement of some sills, piecing in others, opening up loose joints within sashes and packing with specialist repair compound, and face-filling open grain with specialist repair compound, easing and adjusting sashes		SUM		30,000
8	E09 Stairs and Balustrades				
9.1	Replacement of removed stair set		SUM		50,000
9	E10 Interior Walls				
10.1	Timber strapping incl insulation and plasterboard linings to perimeter stonework	770	m2	120.00	92,400
10.2	Timber framed partitions, plasterboard lined to Upper Level accessible ablutions spaces - similar layout to downstairs	346	m2	164.25	56,831
10	E11 Interior Doors				
11.1	Timber framed, paint quality single doors	12	No	1,725.00	20,700
11	E12 Floor Finishes				
12.1	Floor coverings - Provisional Sum allowance	1,212	m2	150.00	181,800
12	E13 Wall Finishes				
13.1	New plasterboard wall linings in ablutions spaces	346	m2	69.25	23,961

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12	E13 Wall Finishes				<i>(Continued)</i>
13.2	Square stopping	256	m	12.75	3,264
13.3	Making good to internal damaged plastered features		SUM		15,000
13	E14 Ceiling Finishes				
14.1	Lower level - Fire rated ceiling lining fixed to timber framing, insulation, stopped and paintedl	574	m2	170.00	97,580
14.2	Upper Level - Suspended ceiling support system, insulation, 13 Standard plasterboard ceiling linings - stopped & painted	606	m2	160.25	97,112
14	E15 Fittings and Fixtures				
15.1	Kitchenette benchtop & joinery - Provisional Sum allowance - both levels		SUM		30,000
15.2	Laundry benchtop & joinery - Provisional Sum allowance - both levels		SUM		15,000
15.3	Miscellaneous hardware, door stops, wc roll holders etc		SUM		750
15	E16 Sanitary Plumbing				
16.1	Hot water heating	2	No	4,000.00	8,000
16.2	Sanitary fittings and fixtures prime cost allowance		SUM		20,300
16.3	Water supply and waste pipework connections to fittings and outlets, including valves & insulation	36	No	1,275.00	45,900
16.4	Hot & cold insulated water supply pipework to fittings and outlets	156	m	47.50	7,410
16.5	uPVC waste fixed to underside of suspended floor	16	m	72.50	1,160
16.6	Waste and vents in wall framing	14	m	67.25	942
16.7	Roof penetration, flashing and vent termination cap	1	No	350.00	350
16.8	Locate and form connection with existing foul drains		SUM		2,000
16	E17 Heating and Ventilation Services				
17.1	Extract ventilation system to ablution spaces		SUM		20,000
17.2	Tempered fresh air system	1,212	m2	235.00	284,820
17	E18 Fire Services				
18.1	Valve house		SUM		35,000
18.2	FAP		SUM		5,000
18.3	Sprinkler system	1,212	m2	105.00	127,260
18.4	Heat and smoke detection system	1,212	m2	65.00	78,780
18	E19 Electrical Services				
19.1	MSB and 2 No DB's		SUM		25,000
19.2	Sub-mains allowance to DB from MSB		SUM		2,000

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18	E19 Electrical Services				<i>(Continued)</i>
19.3	Replacement of lighting & power circuits allowance - basic layout for minimal tenancy	1,212	m2	85.00	103,020
19.4	Light fittings - Provisional Sum allowance		SUM		15,000
19.5	Data allowance		SUM		10,000
19	E20 Vertical & Horizontal Transport				
20.1	Accessible lift option		SUM		105,000
20.2	Lift shaft and associated work allowance - subject to structural design		SUM		60,000
20	E22 Drainage				
22.1	Engage a suitably qualified person to undertake a detailed inspection of the existing drainage systems		SUM		2,500
21	E24 Sundries				
24.1	Scaffolding	625	m2	70.00	43,750
24.2	Allowance to adjust scaffolding for stone mason works		SUM		5,000
24.3	Internal birdcage scaffolding to provide working at height platforms to internal walls and ceilings		SUM		80,000
24.4	Allow for cleaning during contract and final clean down on completion		SUM		2,500
22	E25 Preliminaries				
25.1	Preliminary & General	20	%		480,349
23	E26 Margins				
26.1	Margins	8	%		230,567
24	E27 Contingency Allowance				
27.1	Contingency	20	%		622,532