

CHRISTCHURCH CATHEDRAL - OPTIONS A to F - MARCH 2013

Design Options	1	1		2	3	
Item	OPTION A GCBT Max Retention R1 Replica East Retained \$	OPTION B Holmes Max Retention Replica East Retained \$	OPTION C Interim Stabilisation New West \$	OPTION D Deconstruct to Sill Reconstruction \$	OPTION E Deconstruct Entirely & Modern Cathedral Timber Framed \$	OPTION F Demolish Entirely & Modern Cathedral Timber Framed \$
INITIAL WORKS						
Tower controlled demolition	625,000	625,000	625,000	625,000	625,000	625,000
Stage 1 & 2-removal of stain glass windows	100,000	100,000	100,000		100,000	100,000
Stone masonry recovery				460,000		
Organ deconstruction	240,000	240,000	240,000	240,000	240,000	240,000
HPT Archaeological & heritage recording	250,000	250,000	250,000	250,000	250,000	0
Capping beam & injection grouting			100,000	1,080,000		
Contingency & fees	990,000	320,000	320,000	955,000	320,000	240,000
	2,205,000	1,535,000	1,635,000	3,710,000	1,535,000	1,205,000
PROJECT COSTS						
Temporary storage	600,000	600,000	600,000	600,000	600,000	0
	600,000	600,000	600,000	600,000	600,000	0
TEMPORARY WORKS						
Heritage protection works & salvage	355,000	Incl	355,000	Incl	355,000	355,000
Temporary Supports etc.	11,210,000	3,760,000				
Make safe & deconstruct to sill				6,070,000		
Intermediate make safe & deconstruction			6,905,000			
	11,565,000	3,760,000	7,260,000	6,070,000	355,000	355,000
BUILDING						
In-place deconstruction	5,970,000	8,875,000				
Tower	11,280,000	12,175,000	10,405,000	10,405,000	4,950,000	4,950,000
Re-construction	57,435,000	72,215,000	54,402,000	50,745,000		
Full deconstruction					7,865,000	
Full demolition						2,145,000
New build (Timber Framed Option)					44,490,000	44,490,000
	74,685,000	93,265,000	64,807,000	61,150,000	57,305,000	51,585,000
Sub-Total	89,055,000	99,160,000	74,302,000	71,530,000	59,795,000	53,145,000
OPTIONAL						
Base isolation	8,260,000			8,260,000		
	8,260,000			8,260,000		
TOTAL (Low EndCost Range)	97,315,000 <i>7 Years</i>	99,160,000 <i>6.5 Years</i>	74,302,000 <i>4.5 Years</i>	79,790,000 <i>5 Years</i>	59,795,000 <i>4.5 Years</i>	53,145,000 <i>4.5 Years</i>
ADDITIONAL FOR HIGH END COST RANGE						
2.5 Yr Design, 5 Yr Hold, 2 Yr Construct			20,665,000		16,600,000	14,750,000
2 Yr Design, 15 Yr Hold, 5 Yr Construct	95,285,000	97,090,000		81,410,000		
TOTAL (High End Cost Range)	192,600,000 <i>22 Years</i>	196,250,000 <i>21.5 Years</i>	94,967,000 <i>9.5 Years</i>	161,200,000 <i>22 Years</i>	76,395,000 <i>9.5 Years</i>	67,895,000 <i>9.5 Years</i>