

Civic Offices - 10 Year Expenditure / Maintenance Plan

	Planned Expenditure											Ten Year Totals
	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
Must Do - Annual												
External Property Rental ^{1,10}	235,000	235,000	235,000	265,000	265,000	265,000	400,000	400,000	400,000	440,000	440,000	3,345,000.00
Rates ³	83,000	86,000	87,000	91,000	93,000	95,000	100,000	103,000	106,000	112,000	115,000	988,000.00
Insurance	76,000	96,000	99,000	101,000	125,000	125,000	125,000	145,000	145,000	145,000	145,000	1,251,000.00
Caretaking Cleaning ⁶	434,000	495,000	455,000	406,000	406,000	406,000	406,000	406,000	406,000	406,000	406,000	4,198,000.00
Door Contract	12,890	12,890	12,890	12,890	12,890	12,890	12,890	12,890	12,890	12,890	12,890	128,896.00
H/V Contract	76,400	77,700	76,400	80,500	80,500	80,500	80,500	85,000	85,000	85,000	85,000	816,100.00
Generator Contract	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	129,204.00
Fire Service Contract	2,606	8,900	8,900	8,900	9,500	9,500	9,500	10,000	10,000	10,000	10,000	95,200.00
Lift Maintenance	40,512	48,000	49,500	49,500	55,000	55,000	55,000	65,000	65,000	65,000	65,000	572,000.00
Bldg Admin/Mgmt/Legal/Consultants	108,000	148,000	88,000	88,000	88,000	88,000	88,000	88,000	88,000	88,000	88,000	940,000.00
Security Services	30,000	45,000	35,000	35,000	40,000	40,000	40,000	45,000	45,000	45,000	45,000	415,000.00
Plants Hire	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000.00
Electrical Relamp	13,000	13,000	13,000	13,000	15,000	15,000	15,000	18,000	18,000	18,000	18,000	156,000.00
Electricity	230,000	245,000	255,000	265,000	275,000	285,000	295,000	305,000	325,000	335,000	345,000	2,930,000.00
Gas (was Coal up to 2006)	50,000	140,000	150,000	160,000	170,000	180,000	190,000	200,000	210,000	140,000	140,000	1,680,000.00
Boiler maintenance	8,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	90,000.00
Exterior Painting Programme ⁴	22,448	23,125	24,000	24,000	24,000	24,000	24,000	24,000	24,000	0	0	191,125.00
Building Maintenance	157,000	120,000	130,000	150,000	160,000	180,000	200,000	200,000	220,000	220,000	150,000	1,730,000.00
Churn Costs ⁵	400,000	50,000	100,000	195,000	195,000	195,000	195,000	195,000	195,000	100,000	100,000	1,520,000.00
Depreciation^{1,2}	358,000	880,000	1,370,000	1,370,000	1,507,000	1,507,000	1,507,000	1,657,700	1,657,700	1,657,700	1,657,700	14,771,800.00
Total	2,367,776	2,763,535	3,228,610	3,354,710	3,560,810	3,602,810	3,782,810	3,999,510	4,052,510	3,919,510	3,862,510	36,127,325.00

\$3,612,733 per year

Need to Do - Timing ?

	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Ten Year Totals
												0.00
Brittle Windows Replacement 50%		1,510,313										1,510,312.50
Lifts		35,000										35,000.00
Escalators		250,000										250,000.00
HVAC		375,000										375,000.00
Replacement Cable		275,000										275,000.00
HVAC - Annex Replacement		325,000										325,000.00
Electrical		95,000										95,000.00
Fire Protection - Server/PABX		110,000										110,000.00
Generator ⁷		150,000										150,000.00
IT UPS		175,000										175,000.00
IP Telephony (VoIP) ⁸		1,250,000										1,250,000.00
Entrance Enhancement ¹⁰		65,000										65,000.00
Reconfiguration of floors ^{10 + 11 + 13}		1,947,000	973,500									2,920,500.00
Plumbing Fitout (toilets) ^{10 + 13}		363,000	181,500									544,500.00
Internal Finishes/Coverings ¹⁰		1,155,000	577,500									1,732,500.00
Churn Costs ¹²		1,254,000	627,000									1,881,000.00
External Property Rental due to refurb ¹⁴		705,090	423,054									423,054.00
Total	0	10,039,403	2,782,554	0	0	0	0	0	0	0	0	12,821,956.50

\$1,282,196 per year

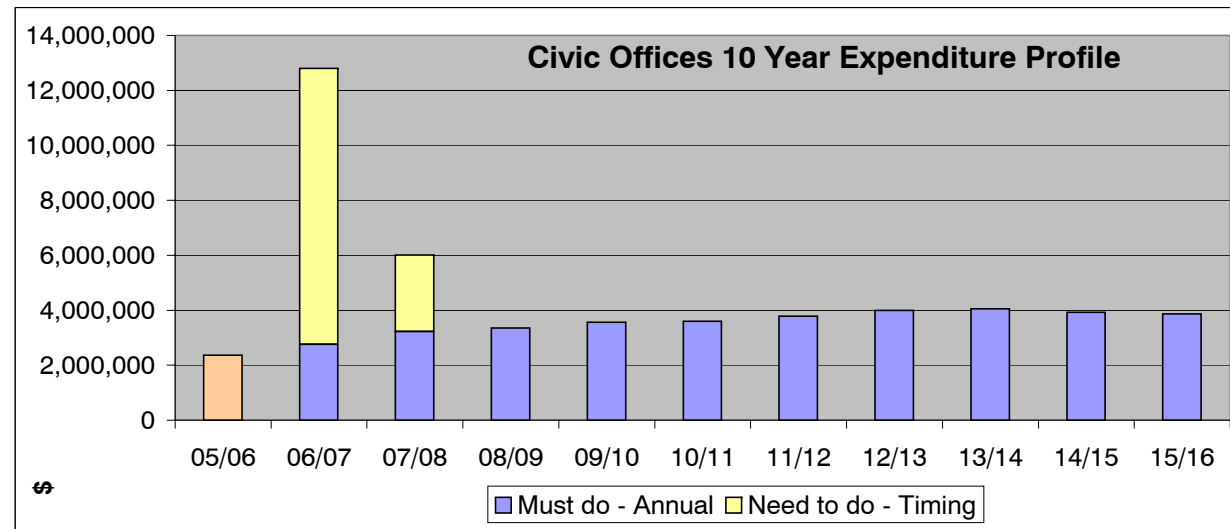
	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Ten Year Totals
Total Expenditure	\$ 2,367,776	\$ 12,802,938	\$ 6,011,164	\$ 3,354,710	\$ 3,560,810	\$ 3,602,810	\$ 3,782,810	\$ 3,999,510	\$ 4,052,510	\$ 3,919,510	\$ 3,862,510	\$ 48,949,282

Exclusions:
 GST
 Base CPI inflation - where strong inflation trends exist (over CPI) these have been estimated.
 Internal Cost Recoveries - overheads / staff
 Office Equipment & Furniture including Purchases, Leases, depreciation, maintenance
 Internal & External Catering and Teanook servicing

Notes:
 Contract rates include management fee and any performance bonus provision
 Assumes renewal of comprehensive contracts

- ¹ Depreciation increased in year 2 due to capital enhancement work
- ² Depreciation increased in year 3 & 6 due to revaluation (estimate only)
- ³ System can be relocated to new building
- ⁴ Contract expires 05/06 assumes renewal
- ⁵ Based on a \$950pp cost, 120% churn rate over 10yrs and 1000 staff
- ⁶ Includes staff costs, Glassons & Call Centre
- ⁷ Potential upgrade of capacity for lifeline services
- ⁸ Assumes renewal of both Glassons / Lichfield St leases
- ⁹ Assumes additional lease area due to staff growth fro
- ¹⁰ Rough Order of Cost #
- ¹¹ Based on 1000 staff relocated @ \$950pp and then returned to renovated floors once complet.
- ¹² Reconfiguration of floors i.e. - lincrease natural light thru bldg & change work space layout with less enclosed offices & more glazed mtg spaces, storage in centre along with tea nooks / bump space & improved circulation, relocation of activities requiring public access to lower floors with further enhancements to walk-in centre.
- ¹³ May trigger code compliance upgrade including strengthening works - these have not been costed.
- ¹⁴ 2474 msq @ \$285/msq gross rent (+elec consumption & internal cleaning, catering)

Average Annual Expenditure **\$4,894,928** per year



	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
	2,367,776	2,763,535	3,228,610	3,354,710	3,560,810	3,602,810	3,782,810	3,999,510	4,052,510	3,919,510	3,862,510
	0	10,039,403	2,782,554	0	0	0	0	0	0	0	0

One years rent due to refurb (gross) + energy costs
 2474msq with 5 "shifts" @ \$250/msq
 # what are Inland Revenue paying at Sth City?

PAMT budget 2005 / 06 ex rental 235000
 PAMT budget 2005 / 06 1378000
 Operations Team (Dave) budget 05 / 06 749000
2362000

708240 say \$710k Rent
 950000 say \$950k Churn for refurb