

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
IN CHRISTCHURCH**

**TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHĪ**

**IN THE MATTER**      of the Resource Management Act 1991

**AND**

**IN THE MATTER**      of the hearing of submissions on Plan Change 14 (Housing  
and Business Choice) to the Christchurch District Plan

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**STATEMENT OF PRIMARY EVIDENCE OF GAVIN JOHN STANLEY ON  
BEHALF OF CHRISTCHURCH CITY COUNCIL**

**QUALIFYING MATTER: HERITAGE (HERITAGE SITES)**

Dated: 11 August 2023

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## EXECUTIVE SUMMARY

1. My full name is **Gavin John Stanley**. I am a founding member and a Senior Quantity Surveyor at Rhodes + Associates Limited.
2. I have prepared this statement of evidence on behalf of the Christchurch City Council (the **Council**) in respect of matters arising from the submissions and further submissions on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**).
3. My evidence relates to budgets/estimates provided by building owners/representatives and relates to whether or not these budgets/estimates are reasonable for the projects as listed below:
  - (a) #824 - HIN 390 - Former Dwelling and Setting – 32 Armagh Street; 325 Montreal Street, Christchurch;
  - (b) #874 - HIN 185 - Dwelling, Daresbury and Setting - 9 Daresbury Lane, 67 and 67B Fendalton Road, Christchurch;
  - (c) #1043 - HIN 194 - Former Dwelling and Setting – 471 Ferry Road, Christchurch;
  - (d) #1056 - HIN 1060 - Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton; and
  - (e) #1092 - HIN 78 - Commercial Building and Setting Harley Chambers - 137 Cambridge Terrace, Christchurch.

## INTRODUCTION

4. I am **Gavin John Stanley**; I am a founding member and a Senior Quantity Surveyor at Rhodes + Associates Limited. I have been at Rhodes + Associates Limited since its inception in January 2013.
5. I have been appointed by the Council to:
  - (a) Provide comment on quotations and estimates provided for the projects listed previously.
  - (b) Update those quotations and estimates.
  - (c) Update estimates that I had previously provided.

- (d) Provide estimates based on \$/m<sup>2</sup> where required (all figures identified exclude GST).
  - (e) Exclude any additional works to the original quotations or estimates, including works that may have been required due to further deterioration of the property.
6. I have not been appointed to check the quantities provided or to give any commentary of methodology for repair or rebuild.
7. In preparing this evidence I have:
- (a) Read the submissions relating to the relevant sites (#824, #874, #1043, #1056, #1092).
  - (b) Undertaken site visits to the following:
    - (i) #824 - HIN 390 - Former Dwelling and Setting – 32 Armagh Street; 325 Montreal Street, Christchurch.
    - (ii) #874 - HIN 185 - Dwelling, Daresbury and Setting - 9 Daresbury Lane, 67 and 67B Fendalton Road, Christchurch.
    - (iii) #1043 - HIN 194 - Former Dwelling and Setting – 471 Ferry Road, Christchurch.
    - (iv) #1056 - HIN 1060 - Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton.
    - (v) #1092 - HIN 78 - Commercial Building and Setting Harley Chambers - 137 Cambridge Terrace, Christchurch.
8. I have used the following method to calculate escalation on all provided budgets/estimates supplied.
- (a) All escalation has been calculated using the calculator provided within the 'New Zealand standard conditions of contract for building and civil engineering construction NZS 3910:2013' in particular 'Appendix A – Cost fluctuation by indexation'.
  - (b) The indices which are required for the calculations are updated on a quarterly basis and are published at <http://archive.stats.govt.nz/infoshare/> by Statistics New Zealand.



- (c) Indices had only been published to the end of March 2023 (2023Q1), I have allowed for further escalation to the end of July 2023 (2023Q3), which for simplicity I have made allowances for indices for the remaining period in line with movement of the previous quarter published, quarters 2022Q4 and 2023Q1.

9. I am authorised to provide this evidence on behalf of the Council.

## **QUALIFICATIONS AND EXPERIENCE**

10. I hold the qualifications of BSc in Quantity Surveying from the University of Wolverhampton, United Kingdom.
11. I have worked as a Quantity Surveyor for 34 years for both Contractors and Private Practice.
12. Whilst in the United Kingdom I worked for a contractor which conducted extensive works to properties for both 'The National Trust' and 'English Heritage'. The majority of works undertaken concentrated on restoration and preservation of those buildings which were of Grade 1 (exceptional national, architectural or historical importance), Grade 2\* (buildings of high importance and are deemed as having more than special interest) and Grade 2 (buildings are of special interest).
13. I moved to New Zealand in June 2011 and initially worked for WT Partnership. In January 2013 I was invited to help form Rhodes + Associates with Lindsey Rhodes where I am a shareholder and Senior Quantity Surveyor.
14. I have been extremely fortunate whilst working in New Zealand to continue to be involved with various heritage projects across the country.
15. I have been involved with 'The Arts Centre of Christchurch' a major heritage project since 2011 and was instrumental with Lindsey Rhodes in setting budgets and providing financial/contractual advice in the initial stages for the repair and rebuild of an extremely challenging but rewarding project.
16. The Council had previously appointed me to provide expert evidence during 2015-2016 in respect of the Christchurch Replacement District Plan.
17. I am an Affiliate member of the New Zealand Institute of Quantity Surveyors.

## **CODE OF CONDUCT**

18. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

## **SCOPE OF EVIDENCE**

19. My statement of evidence addresses the following matters:
- (a) To review and update costing information provided relevant to each heritage item.
  - (b) To provide budget estimates for various schemes where requested if that information is missing.
  - (c) To exclude any additional works which may be required since the costing information was published or due to further deterioration of the building.
20. I address each of these points in my evidence below.

### **#824 - HIN 390 - FORMER DWELLING AND SETTING – 32 ARMAGH STREET; 325 MONTREAL STREET, CHRISTCHURCH**

21. I conducted a site inspection on my own in respect of this site on Wednesday 26 July 2023. I was only able to inspect the outside of the premises as no internal access was available. I had previously inspected the premises on 09 November 2015 with Ms Jackie Gillies (Conservation Architect) where we conducted both an external and internal inspection.
22. I have used the following information in undertaking this costing exercise:  
Rhodes + Associates Limited – Repair Cost Estimate Report – Case 3212/HIN 390 – Former Dwelling and Setting – 325 Montreal Street, Christchurch – 01 December 2015 (attached as part of **Appendix A**).
23. No costings have been provided by the building owner or their representative.
24. I was instructed by the Council to:

- (a) Update on my original Repair Cost Estimate Report.
- (b) Exclude any additional works to those identified in the estimate and excluding works that may have been required due to further deterioration of the property.

25. Results of estimates are as follows:

<b>Rhodes + Associates Limited – Budget Repair Estimate</b>	<b>Value Excluding GST</b>
01 December 2015	\$161,299
10 July 2023	\$259,000
<b>Increase in cost</b>	<b>\$97,701</b>

26. Note the original estimate date 01 December 2015 stated 'including GST' when it should have stated 'excluding GST'.

27. I have attached the following to my evidence (attached as **Appendix A**) which includes full commentary and calculations: 3380/004 R2 – Budget Repair Estimate – HIN 390 – Former Dwelling and Setting – 325 Montreal Street, Christchurch – 04 August 2023.

**#874 - HIN 185 - DWELLING, DARESURY AND SETTING - 9 DARESURY LANE, 67 AND 67B FENDALTON ROAD, CHRISTCHURCH**

28. I conducted a site inspection with Amanda Ohs (Senior Heritage Advisor at the Council), Stephen Hogg (Structural Engineer - Aurecon) and James Milne (Building Owner - Milne Construction) on Tuesday 18 July 2023.

29. I have used the following information in undertaking this costing exercise (attached to **Appendix B**):

*Milne Construction*

- (a) Daresbury House – Reduced Repair Quotation dated 03 July 2019, based upon repair works in accordance with Quoin Structural Assessment Report – 17 May 2019;

*DPA Architects*

- (b) Drawings;

- (i) A102 Ground Floor Existing;
- (ii) A105 First Floor Existing; and
- (iii) A106 Second Floor Existing.

30. I was instructed by the Council to:

- (a) Review the 'Reduced Repair Quotation' by Milne Construction.
- (b) Update the quotation by including allowances for escalation likely to have incurred from the point at which that quotation was completed.
- (c) Exclude any additional works to those identified in the quotation and excluding works that may have been required due to further deterioration of the property.
- (d) Exclude a check on measured quantities identified in the quotation.
- (e) Exclude the removal of items that could be considered as betterment.

31. I have reviewed Milne Constructions 'Reduced Repair Quotation' and have allowed for escalation. I did adjust Milne Construction's summary to align with how I would have carried out an estimate, results as follows:

<b>Milne Construction – Reduced Repair Option</b>	<b>Value Excluding GST</b>
Milne Construction 3 <sup>rd</sup> July 2019	\$5,419,124
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$6,875,781
<b>Increase of quotation</b>	<b>\$1,456,657</b>

32. In addition to reviewing the figures provided by Milne Construction, I was instructed by the Council to provide various budget estimate replacement costs based on the current GFA (gross floor area) of 1,643 m<sup>2</sup> for the property including demolition and excluding external works:

- (a) Replacement replica (reconstruction using alternative materials and construction methods to achieve the overall look of the original) – budgeted at \$8,000/m<sup>2</sup> which gives a replacement budget of \$13,144,000; and

- (b) Replacement modern high end multi-level house (replacement with a modern structure with a high standard of finish which would not bear any resemblance to the existing) – budgeted between \$7,000/m<sup>2</sup> and \$10,000/m<sup>2</sup> which gives a replacement budget of between \$11,501,000 and \$16,430,000.
33. I have attached the following to my evidence (as **Appendix B**) which includes full commentary and calculations: 3380/002 R2 – Repair Quotation Review – HIN 185 – Daresbury Lane, 67 Fendalton – 02 August 2023.

**#1043 – HIN 194 – FORMER DWELLING AND SETTING – 471 FERRY ROAD, CHRISTCHURCH**

34. I conducted a site inspection with Gareth Wright (Heritage Advisor at the Council), Clara Caponi (Structural Engineer – Egis NZ Limited), Timothy Holmes (Heritage Architect – Warren and Mahoney) and Elizabeth Wilson (Building Owner) on 24 July 2023. I had previously conducted a site visit with Gareth Wright (Heritage Advisor at the Council) on 24 June 2013.
35. I have used the following information in undertaking this costing exercise (attached as part of **Appendix C**): *Rhodes + Associates Limited* – Budget Repair Estimate – Portstone, 471 Ferry Road, Woolston, Christchurch – 22 January 2014.
36. No costings have been provided by the building owner or their representative.
37. I was instructed by the Council to:
- (a) Update on my original Budget Repair Estimate.
- (b) Exclude any additional works to those identified in the estimate and excluding works that may have been required due to further deterioration of the property.
38. Results of estimates are as follows:

<b>Rhodes + Associates Limited – Budget Repair Estimate</b>	<b>Value Excluding GST</b>
22 January 2014	\$577,000
06 July 2023	\$705,000
<b>Increase in cost</b>	<b>\$128,000</b>

39. I have attached the following to my evidence (as **Appendix C**) which includes full commentary and calculations: 3380/003 R2 – Budget Repair Estimate – HIN 194 – Portstone, 471 Ferry Road, Woolston, Christchurch – 04 August 2023.

**#1056 – HIN 1060 – MITRE HOTEL AND SETTING – 40 NORWICH QUAY**

40. I conducted a site inspection with Amanda Ohs (Senior Heritage Advisor at the Council), Clara Caponi (Structural Engineer – Egis NZ Limited) and Timothy Holmes (Heritage Architect – Warren and Mahoney) on 24 July 2023.

41. I have used the following estimates in undertaking this costing exercise (attached as part of **Appendix D**):

*CERES New Zealand LCC*

- (a) Proposal for Mitre Tavern at 40 Norwich Quay – 27 February 2012;
- (b) Make safe remedial works – 28 March 2012;

*Prendos New Zealand Limited*

- (c) Rebuild Estimate – 09 May 2017;

*Wheelers Limited*

- (d) Mitre Hotel, Lyttelton, Canterbury – 20 November 2014.

42. I was instructed by the Council to:

- (a) Review the Estimates produced by CERES New Zealand Limited, Prendos New Zealand Limited and Wheelers Limited.
- (b) Update the estimates by including allowances for escalation likely to have incurred from the point at which that quotation was completed.
- (c) Exclude any additional works to those identified in the estimates and excluding works that may have been required due to further deterioration of the property.
- (d) Exclude a check on measured quantities identified in the quotation.

43. Results of reviews incorporating escalation and adjustments of calculations are as follows (includes \$/m<sup>2</sup> based on 802 m<sup>2</sup> GFA):

(a) Option 1 - Demolition and rebuild option

<b>Prendos New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
Prendos New Zealand Limited 09 May 2017	\$3,188,456	\$3,975.63
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$4,795,884	\$5,979.91
<b>Increase of estimate</b>	<b>\$1,607,428</b>	<b>\$2,004.27</b>

(b) Option 2 - Demolition and rebuild options including the retention and repair of the existing southern and eastern facades

<b>Prendos New Zealand Limited with CERES New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$5,886,028	\$7,339.19

(c) Option 3 - Repair

<b>Wheelers Limited estimates 20 November 2014</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
Event September 2010	\$92,716	---
Event February 2011	\$2,653,159	---
Event June 2011	\$279,925	---
<b>Total combined events</b>	<b>\$3,025,800</b>	<b>\$3,772.82</b>
Rhodes + Associates Limited adjusted with escalation to July 2023	\$4,019,850	\$5,012.28
<b>Increase in estimate</b>	<b>\$994,051</b>	<b>\$1,239.47</b>

44. In addition to reviewing the estimates by CERES New Zealand Limited, Prendos New Zealand Limited and Wheelers Limited, I was instructed by the Council to provide an additional replacement cost estimate based on the

current GFA (gross floor area) of 802 m<sup>2</sup> to the property including demolition and excluding external work for a modern alternative:

- (a) Demolition and replacement with a modern building (which would not bear any resemblance to the existing) – budgeted between \$4,500/m<sup>2</sup> and \$5,000/m<sup>2</sup> which gives a replacement budget of between \$3,609,000 and \$4,010,000.

- 45. I have attached the following to my evidence (as **Appendix D**) which includes full commentary and calculations: 3380/007 R2 – Review Report – HIN 1060 – Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton – 02 August 2023.

**#1092 - HIN 78 - COMMERCIAL BUILDING AND SETTING HARLEY CHAMBERS - 137 CAMBRIDGE TERRACE, CHRISTCHURCH**

- 46. I conducted a site inspection with Amanda Ohs (Senior Heritage Advisor – Christchurch City Council), Stephen Hogg (Structural Engineer - Aurecon), David Pearson (Heritage Architect – DPA Architects) and Michael Doig (Building Owners Representative) on 18 July 2023
- 47. I have used the following estimates in undertaking this costing exercise (attached as part of **Appendix E**): AECOM New Zealand Limited: Harley Chambers Redevelopment Cost Estimate Options – 22 September 2017 (part of Resource Consent Application to the Christchurch City Council – December 2017)
- 48. I was instructed by Christchurch City Council to:
  - (a) Review the Redevelopment Cost Estimate Options by AECOM New Zealand Limited.
  - (b) Update the estimates by including allowances for escalation likely to have incurred from the point at which that quotation was completed.
  - (c) Exclude any additional works to those identified in the quotation and excluding works that may have been required due to further deterioration of the property.
  - (d) Exclude a check on measured quantities identified in the quotation.
- 49. Results of reviews incorporating escalation and adjustments of calculations as follows (includes \$/m<sup>2</sup> based on 2,281 m<sup>2</sup> GFA):



(a) 2.1 - Option 1A: Building reinstatement and strengthening (34% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$12,800,000	\$5,611.57
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$16,204,671	\$7,104.20
<b>Increase of estimate</b>	<b>\$3,404,671</b>	<b>\$1,492.62</b>

(b) 2.2 - Option 1B: Building reinstatement and strengthening (67% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$17,070,000	\$7,483.56
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$21,610,447	\$9,474.11
<b>Increase of estimate</b>	<b>\$4,540,447</b>	<b>\$1,990.55</b>

(c) 2.3 - Option 1C: Building reinstatement and strengthening (100% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$18,790,000	\$8,237.62
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$23,787,949	\$10,428.74
<b>Increase of estimate</b>	<b>\$4,997,949</b>	<b>\$2,191.12</b>

(d) 3.1 – Replica modern replacement (100% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$10,700,000	\$4,690.93

Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$13,652,435	\$5,985.28
<b>Increase of estimate</b>	<b>\$2,952,435</b>	<b>\$1,294.36</b>

- (e) 3.2 – Option 2A: Retained historic façade with new open plan office building connected (100% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$14,740,000	\$6,462.08
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$18,660,691	\$8,180.92
<b>Increase of estimate</b>	<b>\$3,920,691</b>	<b>\$1,718.85</b>

- (f) 3.3 – Option 2B: New open plan office (100% NBS)

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$9,760,000	\$4,278.83
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$12,356,061	\$5,416.95
<b>Increase of estimate</b>	<b>\$2,596,061</b>	<b>\$1,138.12</b>

50. In addition to reviewing the estimates by AECOM New Zealand Limited, I was instructed by the Council to provide them with an extra value estimate for the retention of the existing façade to both Worcester Boulevard and Cambridge Terrace that could be incorporated within potential new schemes. This has been calculated by extrapolating figures from various AECOM New Zealand Limited estimates and based on a façade area of 820 m2.

<b>AECOM New Zealand Limited</b>	<b>Value Excluding GST</b>	<b>\$/m<sup>2</sup> Façade Excluding GST</b>
AECOM New Zealand Limited 22 September 2017	\$5,076,000	\$6,190.24
Rhodes + Associates Limited with calculation adjustment and escalation to July 2023	\$6,426,165	\$7,836.79
<b>Increase of estimate</b>	<b>\$1,350,165</b>	<b>\$1,646.54</b>

51. We would note a potential issue with the area of façade included within AECOM New Zealand Limited's measure which appears to have been stated as 820 m<sup>2</sup>.
52. From the available information we have estimated the façade area to be retained to be around 700 m<sup>2</sup> a potential difference of 120 m<sup>2</sup>. If the \$7,836.79/m<sup>2</sup> was applied on a pro rata basis to the 700 m<sup>2</sup> the extra value for the retention of the façade would be \$5,485,753, a potential reduction of \$940,412.
53. I would suggest that further investigations are carried out on the element to support the figures tabled by AECOM New Zealand Limited considering the values involved.
54. I have attached the following to my evidence (as **Appendix E**) which includes full commentary and calculations: 3380/001 R3 – Estimate Review Report – HIN 78 – Commercial Building and Setting, Harley Chambers – 137 Cambridge Terrace, Christchurch – 04 August 2023.

Dated: 11 August 2023

**Gavin John Stanley**

**APPENDIX A: 3380/004 R2 – BUDGET REPAIR ESTIMATE – HIN 390 –  
FORMER DWELLING AND SETTING – 325 MONTREAL STREET,  
CHRISTCHURCH – 04 AUGUST 2023**

(overleaf)

4 August 2023

Te Hononga Civic Offices  
53 Hereford Street  
CHRISTCHURCH 8013

Attn: Amanda Ohs (e: [Amanda.ohs@ccc.govt.nz](mailto:Amanda.ohs@ccc.govt.nz))

Dear Amanda

**3380/004 R2 – BUDGET REPAIR ESTIMATE – HIN 390 – FORMER DWELLING AND SETTING – 325  
MONTREAL STREET, CHRISTCHURCH**

Please find enclosed our revised budget repair estimate of **\$259,000 (two hundred and fifty-nine thousand dollars)** excluding GST for the works to the above-mentioned project as detailed below.

Please refer to the enclosed report which provides further detail on clarifications, exclusions and assumptions made.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully



Gavin Stanley  
BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes + Associates Limited**

## EXECUTIVE SUMMARY

Rhodes + Associates Limited have been appointed by Christchurch City Council to provide a revised repair cost estimate for the former dwelling and setting at 325 Montreal Street, Christchurch using modern construction techniques to comply with current building regulations.

As this is a revised repair cost estimate Rhodes + Associates Limited have made certain assumptions on the method of construction and the services taking into account their experience on these types of works. This cost estimate allows for repairs works to match the existing design and level of quality no better or no less.

This report has been prepared specifically for Christchurch City Council. Rhodes + Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.

## CLARIFICATIONS AND EXCLUSIONS

The revised repair costs presented in this report are our opinion of the likely repair cost and are provided in accordance with the Scope of Works agreed with Jackie Gillies (Expert Witness - Conservation Architect).

This update is based upon Rhodes + Associates Limited original budget repair estimate dated 01 December 2015 (see Appendix A) (note original estimate stated including GST where it should have stated excluding GST) and as such no allowance has been made for any further deterioration or additional works that may now be required to the building that may have occurred beyond that period.

### Documentation (see Appendix B)

- Site visit 09 November 2015
- Notice of Submission on the Proposed Christchurch Replacement District Plan – Submitted by Christ' College – 03 September 2015
- The Caretaker's Cottage Cranmer Centre Christchurch – A Conservation Plan – David Pearson Architects - January 2003
- Scope of Works agreed with Jackie Gilles dated 16 November 2015

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract
- Estimated contract period – 12 Weeks

### Clarifications

- All external joinery, roofing and rainwater goods are to be redecorated.
- All internal walls, ceilings and joinery are to be redecorated
- Within room G4 a substantial amount of the ceiling has been replaced with hardboard, we have allowed for the complete replacement of this ceiling with new plasterboard
- All electrics have been allowed to be replaced complete with a new distribution board
- The bathroom is to have all sanitary wear replaced
- We have allowed for the replacement of 25% of external weatherboard
- Allowances have been made for minor repairs to the structure.

### Notable Provisional Sums

- See Section 2 for included Provisional Sums.

### Exclusions

- GST
- Security system
- Data
- White ware
- Seismic upgrading
- Delays as a result of archaeological findings
- External works unless identified within the scope of works

- Soft landscaping
- Removal of contaminated or noxious materials
- Removal of asbestos
- Prolongation costs beyond the stated programme
- Fluctuations in the exchange rate
- Loss of income, relocation and disruption costs for the period of construction
- Finance costs
- Holding costs including rates, taxes and related outgoings
- Land and legal costs
- Effects of a pandemic/war



## **Appendix A**

Original Estimate 01 December 2015

01 December 2015

Christchurch City Council  
CHRISTCHURCH

Dear Sirs

**REPAIR COST ESTIMATE REPORT – CASE 3212/HIN 390 – FORMER DWELLING AND SETTING –325  
MONTREAL STREET, CHRISTCHURCH**

Please find enclosed our Repair Cost Estimate for the former dwelling and setting at 325 Montreal Street, Christchurch for a total amount of **\$161,300.00** (One hundred and sixty one thousand, three hundred dollars only) including GST, as per the clarifications and exclusions included within this document.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully



Gavin Stanley BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes & Associates Limited**

Rhodes & Associates Limited

E: [info@rhodesnz.com](mailto:info@rhodesnz.com) | W: [www.rhodesnz.com](http://www.rhodesnz.com)

QUEENSTOWN P: 03 442 7706 | PO Box 840, Queenstown 9348, NZ | CHRISTCHURCH P: 03 366 1202 | PO Box 1607, Cashel Street, Christchurch 8140, NZ



Former Dwelling and Setting  
325 Montreal Street, Christchurch  
Repair Cost Estimate  
November 2015

**EXECUTIVE SUMMARY**

Rhodes & Associates Limited have been appointed by Christchurch City Council to provide a Repair Cost Estimate for the former dwelling and setting at 325 Montreal Street, Christchurch using modern construction techniques to comply with current building regulations.

As this is a repair cost estimate Rhodes & Associates Limited have made certain assumptions on the method of construction and the services taking into account their experience on these types of works. This cost estimate allows for repairs works to match the existing design and level of quality no better or no less.

This report has been prepared specifically for Christchurch City Council. Rhodes & Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.

## CLARIFICATIONS & EXCLUSIONS

The repair costs presented in this report are our opinion of the likely repair cost and are provided in accordance with the Scope of Works agreed with Jackie Gillies (Expert Witness - Conservation Architect)

### Building Description

The house was constructed in 1875 and is of significant heritage value. The house is approximately 123m<sup>2</sup> and is constructed on one level. The structure consists of painted weatherboard on cavity and timber framed walls.

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract
- Estimated contract period – 3 months with an additional 3 months pre-contract

### Construction Clarifications

- All external joinery, roofing and rainwater goods are to be redecorated.
- All internal walls, ceilings and joinery are to be redecorated
- Within room G4 a substantial amount of the ceiling has been replaced with hardboard, we have allowed for the complete replacement of this ceiling with new plasterboard
- All electrics have been allowed to be replaced complete with a new distribution board
- The bathroom is to have all sanitary wear replaced
- We have allowed for the replacement of 25% of external weatherboard
- Allowances have been made for minor repairs to the structure.
- Provisional Sums have been provided for the following
  - Removal of tree to north east corner      \$3,000
  - Repairs to basalt foundation                      \$3,000
  - Works to attic    \$1,000

### Inclusions

- Programme requirements including documentation, tender negotiation and re-construction
- Compliance with current regulations and standards
- Professional fees and consent fees
- GST

Exclusions

- Security system
- Data
- White ware
- Seismic upgrading
- Delays as a result of archaeological findings
- External works unless identified within the scope of works
- Soft landscaping
- Removal of contaminated or noxious materials
- Removal of asbestos
- Prolongation costs beyond the stated programme
- Fluctuations in the exchange rate
- Loss of income, relocation and disruption costs for the period of construction
- Finance costs
- Holding costs including rates, taxes and related outgoings
- Land & legal costs
- Professional Fees for Rhodes & Associates Limited for estimates and revisions

**DOCUMENTATION**

- Site visit 09 November 2015
- Notice of Submission on the Proposed Christchurch Replacement District Plan – Submitted by Christ' College – 03 September 2015
- The Caretaker's Cottage Cranmer Centre Christchurch – A Conservation Plan – David Pearson Architects - January 2003
- Scope of Works agreed with Jackie Gilles dated 16 November 2015

## Repair Cost Estimate Summary

Project: Christchurch City Council Building: 3096A - 325 Montreal Street		Details: Scope Of Works		
No.	Description	Quantity	Unit	Total
1	General External			32,375.00
2	Elevation - Northeast			3,700.00
3	Elevation - Northwest			2,050.00
4	Elevation - Southwest			3,300.00
5	Elevation - Southeast			1,300.00
6	General Internal			39,045.00
7	Space G-1			450.00
8	Space G-2			1,050.00
9	Space G-3 (Hallway)			4,575.00
10	Space G-4			1,352.00
11	Space G-5			500.00
12	Space G-6 (Toilet)			450.00
13	Space G-7 (Bathroom)			7,765.00
14	Space G-8			1,295.00
15	Space G-9 (Kitchen)			-
16	Space G-10			400.00
17	Space G-11 (Entry)			1,200.00
18	Space G-12 (Attic)			3,232.00
				<b>104,039.00</b>
19	Preliminary & General			22,860.00
				<b>126,899.00</b>
20	Margin	10	%	12,700.00
				<b>139,599.00</b>
21	Professional Fees & Consent Fees	5	%	7,000.00
				<b>146,599.00</b>
22	Design & Construction Contingencies	10	%	14,700.00
	<b>Total Estimated Costs (Excluding GST)</b>			<b>161,299.00</b>

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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### 1 General External

	<u>Decoration</u>				
1.1	Full decoration of all external joinery	147	m2	40.00	5,880.00
1.2	Full restoration of roof including complete clean out of all gutters and hoppers etc... Allow for replacement of 25% valley gutter in new galvanised to match existing.	1	Item	5,265.00	5,265.00
1.3	Full decoration of galvanised rainwater goods including replacement of all downpipes in new 80mm galvanised pipe.	1	Item	3,015.00	3,015.00
	<u>External works</u>				
1.4	Remove tree to north east corner - Provisional Sum	1	Item	3,000.00	3,000.00
	<u>Foundation</u>				
1.5	Allow to remove loose materials from basalt foundation and check by stonemason as to structural integrity. Additional allowance for the installation of a flashing to cover top chamfer	1	Item	4,600.00	4,600.00
1.6	Allowance for minor repairs to basalt foundation stone - Provisional Sum	1	Item	3,000.00	3,000.00
	<u>Joinery</u>				
1.7	Allowance for general borer treatment - Provisional Sum	1	Item	1,000.00	1,000.00
1.8	Allowance of 25% replacement of weatherboard	37	m2	180.00	6,615.00

**32,375.00**

### 2 Elevation - Northeast

	<u>Window</u>				
2.1	Remove aluminium cover cill and replace with new timber cill - assumed rotten	1	Item	500.00	500.00
	<u>Joinery</u>				
2.2	Remove plant on timber to corner post and allow for replacement	1	Item	1,050.00	1,050.00
	<u>Ramp</u>				
2.3	Allow for the removal of the existing ramp, replace with timber step and make good area disturbed	1	Item	2,150.00	2,150.00
	<u>Veranda</u>				



## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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### 2 Elevation - Northeast

(Continued)

2.4	Missing veranda not required to be reinstated	1	Item	Excluded	Excluded
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**3,700.00**

### 3 Elevation - Northwest

	<u>Joinery</u>				
3.1	Remove and carry out new timber splice repair to wall post	1	Item	500.00	500.00
3.2	Replace element of framing assumed to be rotten	1	Item	1,000.00	1,000.00
	<u>Window</u>				
3.3	Carry out repairs to rotten section	1	Item	550.00	550.00

**2,050.00**

### 4 Elevation - Southwest

	<u>Chimney</u>				
4.1	Missing chimney not to be reinstated, make good wall and roof to match existing	1	Item	2,600.00	2,600.00
	<u>Pipework</u>				
4.2	Allow for the removal of exposed service pipework and make good penetrations	1	Item	700.00	700.00

**3,300.00**

### 5 Elevation - Southeast

	<u>External Works</u>				
5.1	Remove spoil and vegetation to expose foundation stone	1	Item	800.00	800.00
	<u>Joinery</u>				
5.2	Remove and carry out new timber splice repair to wall post	1	Item	500.00	500.00

**1,300.00**

### 6 General Internal

	<u>Decoration</u>				
6.1	Redecorate ceilings	118	m2	25.00	2,950.00
6.2	Redecorate picture rails	35	m	10.00	350.00
6.3	Redecorate skirtings	116	m	10.00	1,160.00
6.4	Redecorate walls	334	m2	30.00	10,020.00
	<u>Doors</u>				

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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### 6 General Internal

(Continued)

6.5	Ease and adjust all doors including redecoration	10	No	380.00	3,800.00
6.6	Ease and adjust cabinet doors including redecoration	5	No	210.00	1,050.00
	<u>Windows</u>				
6.7	Ease and adjust all windows including redecoration	9	No	535.00	4,815.00
	<u>Electrical Services</u>				
6.8	Allow for electrical reticulation including light fittings	124	m2	100.00	12,400.00
6.9	Allow for distribution board	1	No	2,500.00	2,500.00

**39,045.00**

### 7 Space G-1

	<u>Walls</u>				
7.1	Touch up minor cracking in lath and plaster in lime plaster and restore affected area	1	Item	200.00	200.00
	<u>Windows</u>				
7.2	Replace damaged sash cord	1	Item	250.00	250.00
7.3	Retain damaged glass with minor damage	1	Item	No Cost	No Cost

**450.00**

### 8 Space G-2

	<u>Door</u>				
8.1	Carry out repairs to door	1	Item	650.00	650.00
	<u>Walls</u>				
8.2	Fill crack in lath and plaster in lime plaster, relime and restore affected area	1	Item	200.00	200.00
8.3	Replace damaged glass	1	Item	200.00	200.00

**1,050.00**

### 9 Space G-3 (Hallway)

	<u>Ceiling</u>				
9.1	Touch up minor cracking in lath and plaster in lime plaster and restore affected area	1	Item	200.00	200.00
9.2	Restore area where there has been an issue with damp	1	Item	25.00	25.00
	<u>Door</u>				

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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### 9 Space G-3 (Hallway)

(Continued)

9.3	Replace existing door and frame <u>Walls</u>	1	Item	4,000.00	4,000.00
9.4	Patch hole using block and plaster, restore affected area	1	Item	200.00	200.00
9.5	Fill minor holes around door and restore affected area	1	Item	50.00	50.00
9.6	Remove pin board and make good wall disturbed	1	Item	100.00	100.00

**4,575.00**

### 10 Space G-4

10.1	<u>Ceiling</u> Remove plywood panel and replace with plasterboard, restore affected area (includes allowance for additional timbers where required)	16	m2	72.00	1,152.00
10.2	<u>Wall</u> Touch up minor cracking around door and restore affected area	1	Item	200.00	200.00

**1,352.00**

### 11 Space G-5

11.1	<u>Door</u> Carry out repair to cracked panel in door	1	Item	200.00	200.00
11.2	<u>Walls</u> Touch up minor cracking and restore affected area	1	Item	200.00	200.00
11.3	Touch up minor cracking in cupboard and restore affected area	1	Item	100.00	100.00

**500.00**

### 12 Space G-6 (Toilet)

12.1	<u>Ceiling</u> Touch up minor cracking and restore affected area	1	Item	200.00	200.00
12.2	<u>Joinery</u> Locally treat area of suspected borer	1	Item	250.00	250.00

**450.00**

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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### 13 Space G-7 (Bathroom)

(Continued)

	<u>Door</u>				
13.1	Strip paint from glazed panels	1	Item	225.00	225.00
	<u>Flooring</u>				
13.2	Lift floor covering and make good timber flooring	1	Item	1,000.00	1,000.00
	<u>Hydraulic services</u>				
13.3	Allow for isolating, draining down, reinstate and test upon completion - Provisional Sum	1	Item	1,000.00	1,000.00
	<u>Sanitary ware</u>				
13.4	Allow for the removal of sanitary fittings	1	Item	400.00	400.00
13.5	WC suite, including toilet seat and all associated plumbing pipework and installation (PC Sum of \$350.00 for supply of WC)	1	No	800.00	800.00
13.6	Wash hand basin vanity units including tap ware, pipework and installation (PC Sum of \$250 for supply of WHB and \$100 for taps/ mixer)	1	No	700.00	700.00
13.7	Shower, including shower rose, mixer etc... including pipework and installation	1	No	800.00	800.00
13.8	Shower cubicle complete	1	No	1,600.00	1,600.00
13.9	Allow for bathroom hardware, including toilet roll holders, soap dishes and towel rails	1	No	500.00	500.00
	<u>Walls</u>				
13.10	Strip seratone linings from walls and make good wall framing behind	1	Item	500.00	500.00
	<u>Timber partitions</u>				
13.11	Supply and install Gib Aqualine® to existing framing	6	m2	40.00	240.00

**7,765.00**

### 14 Space G-8

	<u>Ceiling</u>				
14.1	Touch up minor cracking in lath and plaster in lime plaster and restore affected area	1	Item	200.00	200.00
14.2	Strip and replace section of curved ceiling complete with lath due to damp - Approximately 1m2	1	Item	395.00	395.00
	<u>Joinery</u>				
14.3	Locally treat area of suspected borer	1	Item	250.00	250.00

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
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**14 Space G-8***(Continued)*

	<u>Walls</u>				
14.4	Touch up minor cracking around door and restore affected area	1	Item	200.00	200.00
14.5	Touch up minor cracking around archway and restore affected area	1	Item	200.00	200.00
14.6	Fill minor holes and restore affected area	1	Item	50.00	50.00

**1,295.00****15 Space G-9 (Kitchen)**

	<u>Note</u>				
15.1	No works required				

-

**16 Space G-10**

	<u>Walls</u>				
16.1	Make good cracking to corner including partitioning	1	Item	400.00	400.00

**400.00****17 Space G-11 (Entry)**

	<u>Ceiling</u>				
17.1	Replace ceiling within cabinet due to rot	1	Item	500.00	500.00
	<u>Walls</u>				
17.2	Allow to rake out movement cracks to chimney and insert helifix, re-point	1	Item	700.00	700.00

**1,200.00****18 Space G-12 (Attic)**

	<u>Note</u>				
18.1	Unable to gain access - Provisional Sum	1	Item	1,000.00	1,000.00
18.2	Supply and lay insulation	124	m2	18.00	2,232.00

**3,232.00****19 Preliminary & General**

19.1	Management and Supervision	12	wk	850.00	10,200.00
19.2	Site Accommodation	12	wk	110.00	1,320.00
19.3	Scaffolding - Provisional Sum	1	Item	3,000.00	3,000.00
19.4	Hoardings or Fences	1	Item	500.00	500.00

## Repair Cost Estimate

**Project:** Christchurch City Council  
**Building:** 3096A - 325 Montreal Street

**Details:** Scope Of Works

Ref	Description	Qty	Unit	Rate	Total
<b>19 Preliminary &amp; General</b>					<i>(Continued)</i>
19.5	Signage	1	Item	200.00	200.00
19.6	Power	1	Item	300.00	300.00
19.7	Fire Protection	12	wk	20.00	240.00
19.8	Health and safety	1	Item	2,100.00	2,100.00
19.9	Waste removal	1	Item	1,000.00	1,000.00
19.10	Insurance	1	Item	4,000.00	4,000.00
					<b>22,860.00</b>
					<b>126,899.00</b>



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 390  
*FORMER DWELLING AND SETTING – 32 ARMAGH STREET;  
325 MONTREAL STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014**

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The former dwelling at 325 Montreal Street has historical and social significance as an early colonial cottage and for its association with noted pianist Ernest Empson and Christchurch Girls' High School. The cottage was constructed in c.1875 for Albert Roberts, a grain and seed merchant. The first occupant was William Townend (1845-1934), a well-known Christchurch chemist and accoucheur (male midwife). Townend arrived in Christchurch in July 1875 and was controversially jailed for manslaughter in 1876 after a baby he delivered died as a result of his treatment. After his release he married Rosa Perkins in February 1877. The Townends purchased 'Fifield' in Opawa in 1890.

In 1908 325 Montreal Street was purchased by Ernest Charles Empson (1880-1970), an Ashburton-born pianist and piano teacher who later gained an international reputation and made a significant contribution to the city's music scene. Empson had been raised by Charles and Sophia Thompson, the parents of the painter Sydney Lough-Thompson, and he married their daughter Florence in 1905. After study and performing in Germany, Empson



and his family returned to Christchurch in 1908 but did not reside in the Montreal Street cottage for long as Florence's declining health dictated a move to the Port Hills.

In 1916 the property was purchased by Canterbury College and became part of Christchurch's Girls' High School. The cottage was used to accommodate the school caretaker until the 1970s. Today the cottage, along with the neighbouring site of Christchurch Girls' High School, is owned by Christ's College.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former dwelling is of cultural significance for its demonstration of the way of life of Christchurch residents from c1877. It is also associated with the way of life of private music teachers, offering lessons in their own home, which continues to this day.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former dwelling has architectural and aesthetic significance as a vernacular colonial building. Constructed in c.1875 the single-storey cottage has gabled roof forms and sash windows. The central entrance, which abuts the gable facing Montreal Street, has an arched fanlight. The exterior detailing is minimal: moulded brackets beneath the bargeboards on the cross gables are the only decorative detailing. A bullnose veranda originally ran along the front of the cottage to the bay, but this has since been removed. In its place is a ramp for wheelchair access to the building.

The former dwelling features generously proportioned rooms a coved ceiling in the hallway and a fanlight over the entry. The original cottage has been extended with additions to the Gloucester Street elevation, including lean-tos. These were likely added within a few years of the building's construction, as the detailing is consistent with the original building. The front chimneys have been removed. TS Lambert's 1877 map of the inner city records the footprint of the dwelling as closely resembling what it is today.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The cottage has technological significance as an example of construction methods and materials dating to c.1875. The earliest part of the building has volcanic stone foundations, the interior walls are lath and plaster and details such as the coved hall ceiling provide evidence of a notable level of craftsmanship in the construction of this building.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*

*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The cottage has contextual significance due to its location within the inner-city. The cottage sits within the city's traditional cultural precinct with neighbouring listed buildings including the early 1870s dwelling at 40 Cranmer Square and the surviving c.1899 section of the Cranmer Club. The former dwelling makes an interesting comparison with Orari, the 1894 architecturally-designed townhouse built on the southern corner of Montreal and Gloucester Streets. Together the two dwellings help to define the intersection and capture two different stages in the evolution of the city's housing stock.

The setting consists of the listed building on a rectangular corner site. There are a number of mature trees on the property with a front lawn set behind a modern picket fence. The rear of the section is asphalted for carparking. The cottage and setting have landmark significance within the city because of the early colonial character of the building, the fact that it retains a garden setting and its visibility from both Montreal and Gloucester Streets.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The cottage and setting at 325 Montreal Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The former dwelling and its setting have overall significance to the Christchurch District, including Banks Peninsula. The building has historical significance as a c.1875 colonial cottage, the former home of Ernest Empson, and for its association with Christchurch Girl's High School. The former dwelling has architectural significance due to the authenticity of its exterior and retention of some of its original interior detailing. As a small colonial cottage this building has landmark significance within the inner-city's historic western precinct. It has further contextual significance as it stands as a reminder of the style, scale and materials that once dominated the city's colonial built environment. The dwelling and its setting has archaeological significance in view of its 19<sup>th</sup> century construction.

### **REFERENCES:**

CCC Heritage Files 32 Armagh Street

Dave Pearson Architects Ltd *The Caretaker's Cottage - Cranmer Centre Christchurch - A Conservation Plan* (Christchurch, 2003)

E Bohan 'Ernest Charles Empson, 1800 – 1970' *DNZB* entry – *Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/5e7/empson-ernest-charles>

'Cinnamon Cures and Cosmetic Concoctions' *Lost Christchurch – Remembering Our Lost Heritage* <http://lostchristchurch.org.nz/townends-chemist-1897>

TS Lambert 'Christchurch; Canterbury, 1877' [map]

<http://christchurchcitylibraries.com/Heritage/Maps/ATL-Acc-3158.asp>

**REPORT DATED: 3 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



THE  
CARETAKER'S  
COTTAGE  
CRANMER CENTRE  
CHRISTCHURCH

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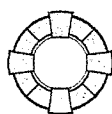
A CONSERVATION PLAN

THE CARETAKER'S COTTAGE  
CRANMER CENTRE  
CHRISTCHURCH

A CONSERVATION PLAN

*Prepared for the*  
Arts Centre of Christchurch

*By*  
Dave Pearson Architects Limited



93 Victoria Road  
Devonport  
Auckland, New Zealand

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January 2003

*Cover Photo: Early undated photograph of the cottage.*

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## INFORMATION

### SUBJECT AND AUTHORSHIP

This conservation plan concerns the cottage located on the corner of Montreal and Gloucester Streets, Christchurch. The plan firstly assesses the significance of the cottage and secondly, provides a series of conservation policies to guide the future care of the house.

The plan was commissioned by the Arts Centre of Christchurch in conjunction with a conservation plan for the former Christchurch Girls' High School buildings located nearby. The plan was prepared by Dave Pearson, principal of Dave Pearson Architects Limited. The historic research was undertaken by Amanda Ross and the architectural drawings were prepared by Matt Davy.

### FORMAT OF PLAN

The document generally follows the format of a conservation plan as described in the publication *The Conservation Plan; a Guide to the Preparation of Conservation Plans for Places of Cultural Significance* (third edition) prepared by J S Kerr for the National Trust of Australia. Reference was also made to the Department of Conservation's *Standard Conservation Plan Contents Specification* and the *Guidelines for Preparing Conservation Plans*, prepared by the New Zealand Historic Places Trust.

The plan is also consistent with the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (1993). The definitions in the conservation plan are as defined in the Charter.

### STATUS OF THE PLACE

#### Address

325 Montreal Street, Christchurch.

#### Zoning

The building is situated in a CU 1 Zone (Central City Heritage Precincts). The Cultural 1 Zone encompasses a number of precincts containing heritage places and settings in and around the City. (City Plan, Vol.3, Part 7, 1.1)

#### Heritage Designation

The Christchurch City Council lists the building in Appendix 1, Part 10, Vol 3 of the City Plan as a Group 4 Heritage item.

#### Ownership

The cottage is currently owned by the Arts Centre Trust of Christchurch.

### PHOTOGRAPHIC SOURCES

The sources of historic photographs are as noted. The contemporary colour photographs were taken by Dave Pearson.



## PART 1 – ASSESSMENT OF SIGNIFICANCE

### 1 BACKGROUND

#### HISTORICAL ACCOUNT

The house at 235 Montreal Street, Christchurch is believed to have been constructed around 1885 and its first owner is recorded as being Albert Roberts, grain and seed merchant. The house was then owned by a series of merchants or their wives until 1907 when it was purchased by Edward Stockwell, land and real estate agent.

The next owner was Ernest Charles Empson, a noted pianist and musician and whose wife was the sister of Sydney Lough Thompson, a well known artist and graduate of the Canterbury College School of Art - now part of the Arts Centre. It was Thompson's father Charles Abel Thompson who held the mortgage over the property. After studying in Berlin, Empson returned to New Zealand where his reputation grew following a series of recitals. In 1922 he caused a scandal when he left his wife and departed for Australia with one of his students, whom he later married. Empson's career flourished in Australia where he continued to give recitals. He also became an examiner for music students.

He returned to New Zealand where he became probably the most influential music teacher of his day. At one time almost every young pianist of note studied with him. Empson was, at one time, the president of the Musical Teachers's Association of New Zealand. He was made an OBE for his services to music in 1959.

In 1916, the cottage was purchased by the Canterbury College and became part of the Christchurch Girls' High School. It is believed to have been used as accommodation for the school caretaker (sources Mrs Jean Hanlin & Mrs MB Cox – former pupils).

#### TITLES OF OWNERSHIP

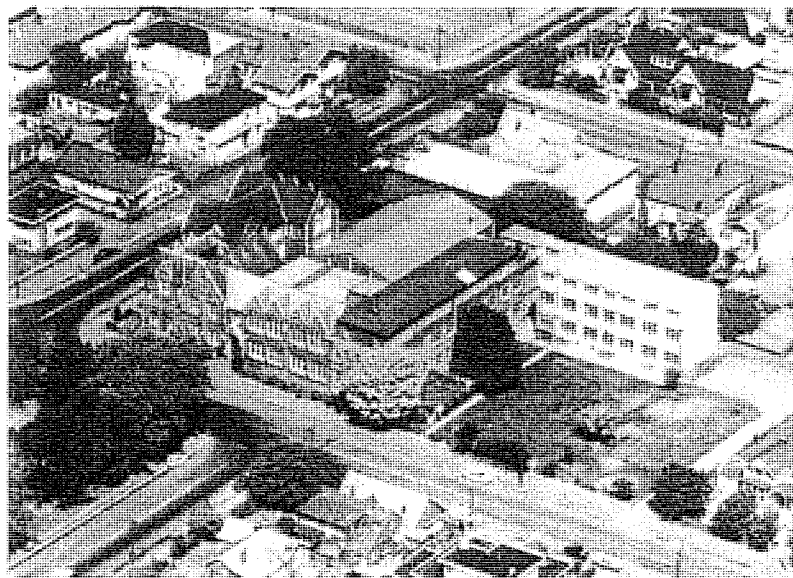
Albert Roberts (grain and seed merchant)	2 June 1885
Celeste may Laurie (wife of printer merchant)	8 May 1891
Elizabeth Sneedon (wife of mercantile clerk)	25 January 1898
Edward Stockwell (land and real estate agent)	8 October 1907
Ernest Charles Empson (musician)	18 March 1908
Charles Abel Thompson (mortgagee)	18 March 1908
Henry Kenneth Lee, James Edmund Lee	19 February 1914
Charles Andrew Lee (next mortgages)	
Ernest Charles Empson (bankrupt)	29 November 1916
Nellie Collins (wife of draper)	29 November 1916
The Canterbury College (land to be acquired for secondary school)	29 November 1916

## 2 PHYSICAL DESCRIPTION

### CONTEXT

The cottage is located on its original site on the corner of Montreal and Gloucester Streets in Christchurch. The immediate neighbourhood includes the former Christchurch Girls' High School on the corner of Montreal and Armagh Streets, a number of former residences, some of which have found new uses, and former University of Canterbury, now the Arts Centre of Christchurch. The new Christchurch Art Gallery is under construction on the opposite corner.

A number of mature trees are located on the property. A timber picket fence which appears to be of recent construction has been erected along the Montreal Street frontage.



The cottage in context at top centre of photograph. Cranmer Centre (former Girls' High) in foreground)

### DESCRIPTION OF COTTAGE

#### Planning

The original cottage measured approximately 8.5 x 9.5 metres with a bay that projected another 1.5 metres forward of the front wall. An early addition extended the south wing by another 4 metres. At the rear, various lean-to additions vary between 2.5 and 1.5 metres in depth.

The internal planning is typical of the period and essentially comprises a central hallway with rooms to either side. The front door is located in the corner of the "L" created by the front wall and the projecting bay and would originally have been afforded shelter by the verandah. The front door opens into a relatively generous hallway which runs through to the lean-tos at the rear. A door originally positioned half way down the hallway would have separated the more public spaces from the family living areas at the rear of the cottage. To the left of the front door are two rooms, the front one of which may have been the parlour and the other a bedroom. A smaller room, now occupied by the toilet, is located towards the end of the hall. This is likely to have been the original bathroom. To the right are two further rooms. The front room may have been the main bedroom while the other may have been the original kitchen.

At the end of the hallway where the original cottage ends, a smaller passage runs at right angles and leads to the bathroom on one side and the present dining area on the other. The bathroom may have been an original lean-to or part of an early addition. Doors from the dining area lead to the kitchen and the back porch.

### Architectural Form

The cottage is typical of the early period of colonization. It has a relatively complex roof form comprising a main transverse gable with a secondary gable that projects forward over the front parlour. Within the "L" formed by the main front wall of the house and the projecting gable was originally a verandah with a bull-nosed roof.

On the rear face of the transverse gable are twin gables with a central gutter. At the rear of the cottage are a series of lean-to roof forms over the kitchen, bathroom and entry porch. The windows in the cottage generally comprise double hung sashes. The exceptions are casement or louvre windows to the kitchen and bathroom. The front door was a panel type which has since been overlaid with plywood.

The "cross gable" roof which had gables running at right angles to one another was a device commonly found in British cottages. The form was transplanted to the colonies such as New Zealand where it acquired a verandah to exclude the harsh rays of the Southern hemisphere sun. The resulting bay cottages were the forerunner of that New Zealand icon, the bay villa.



"Cross gable" roof form. Note twin gables at rear.

Although the cottage is by no means a grand house, there is some evidence that its owner was a man of some means. The relatively complex roof form, sheathed with slate, the generous proportions of the rooms and the use of lath and plaster rather than match lining and particularly the coved ceiling in the hallway all suggest an individual who was desirous of being seen to be comfortably off.

Other details convey the same sense of modest wealth. The doors to the front rooms are more elaborate than most, having six panels rather than the usual four and the architraves in these front rooms are also more generous than those found elsewhere in the cottage.

## Construction

The cottage utilizes what would have been typical construction techniques of the period.

- **Roofing and Roof Framing**

The roof framing comprises 100 x 50 rafters joists with sarking that supported the original slate roof. The cottage is presently roofed with corrugated steel. Spoutings are metal quadrant profile and probably replaced earlier "Ogee" profile spoutings.

- **Wall Framing and Sheathing**

Although the wall framing was unable to be viewed, it is likely to comprise 100 x 50 studs at approximately 450 mm centres. The exterior cladding consists of undressed ex 170 (7 inch) x 25 mm plain overlapping weatherboards, a size that was relatively narrow for the time.

- **Exterior Finishing**

Facings to double hung windows and the front door have a moulded profile. The only other ornamentation on the cottage is found in the brackets in the gable ends. All other trim including the fascias, barge boards and the 140 mm wide corner boxes is plain.

It seems likely, however, that the verandah more than compensated for the lack of detail elsewhere. The only early photograph located shows the verandah with a bullnose roof and, although the photograph is indistinct, the verandah may have had double posts and almost certainly elaborate fretwork. It may also have had balustrading, although this area is obscured in the photograph.

- **Joinery**

The early joinery throughout the cottage is probably made from Kauri timber. The windows are generally double hung with two light sashes, although the bathroom and toilet have sash windows and the kitchen, louvres. The front door is a panel type with an arched fanlight above. Internal doors are also paneled with those to the front rooms having six panels and those elsewhere having four.

- **Internal Linings**

The ceilings throughout are generally lath and plaster although a later softboard ceiling has been installed in the present dining area. The walls of the main rooms are also lined with lath and plaster. Within spaces such as the kitchen, bathroom and toilet, the walls are lined with tongue, groove and reeded boarding.

- **Floor Framing and Flooring**

Although not able to be inspected, the floor is likely to be conventionally framed with 100 x 75 bearers and 150 x 50 joists. It is also likely to be resting on its original timber piles. The flooring is tongue and groove.

- **Internal Finishing Work**

Skirtings and architraves in the older section of the house are standard pattern Kauri mouldings. The skirtings in the front rooms are slightly more ornate than those throughout the rest of the house. The trim in areas that have been altered are smaller and

generally plain with a beveled edge. The hallway has a timber cornice at the junction of the coved ceiling and the walls.

- **Chimneys and Fireplaces**

The front two chimneys have both been removed above roof level and the third towards the rear of the cottage has been reconstructed. The early photograph shows all three chimneys originally had elaborate belled-out upper sections. Within the house, the fireplace in what was probably the main bedroom is intact with a timber mantelpiece but has been blocked off. The other two fireplaces have both been altered.

### CHANGES TO THE COTTAGE

Over the years, a number of changes have occurred to the cottage. The first change is likely to have been the additions to the southwest elevation where the south wing was extended and the lean-tos were added. Although the date of these additions is not known, it is likely to have been within a few years of the original construction date as they maintain the detailing and character of the original building.

As noted earlier, other changes to the exterior include the removal of the original bull-nose roofed verandah and the front two chimneys. The original roof slate roof was replaced with corrugated steel. The window joinery to the kitchen bathroom and toilet was also changed.

The current blue colour scheme detracts from the cottage. Victorian colour schemes often used colour to accentuate architectural details. The walls might be painted cream and darker colours might be used for facings, corner boxes and bargeboards. An early photograph of the cottage indicates that the cottage followed this trend.



Undated early photograph of the cottage. Note slate roofs, chimneys and bullnose verandah at left of photograph. Note also evidence of earlier colour scheme.

Within the cottage, changes included modifications to the fireplaces, the installation of bathroom, toilet and kitchen fittings and the lowering of the ceiling in the present dining room. The trim, now painted, appears to have been originally varnished.

### 3 THE SIGNIFICANCE OF THE CARETAKER'S COTTAGE

In this section, an assessment is made of the setting of the cottage and the elements of which it is comprised. This overall significance of the place is summarized as a Statement of Significance. Additional detail regarding the significance of various elements can be found in the schedules at the end of the document.

#### CRITERIA FOR ASSESSMENT

##### Origin of Elements

In the assessment an indication is given of the assumed period from which each originates.

**Historic fabric (HF)**      *The cottage was originally constructed in 1885 and appears to have had an early addition. Heritage fabric is defined as being generally from these two periods.*

**Later fabric (LF)**      *This is fabric that has been added relatively recently. It generally has little or no heritage value.*

##### Assessment Categories

Fabric or elements may have significance for a variety of reasons. The categories listed below are used to assess significance. These categories are based on those used by the New Zealand Historic Places Trust.

**Historic (H)**      *Elements having historic significance have the ability to demonstrate an association with individuals, ideas or events.*

**Aesthetic (A)**      *Elements having aesthetic significance can be said to make a contribution to the architectural or aesthetic qualities of the place or its setting.*

**Social (S)**      *Elements having social significance are able to demonstrate cultural, spiritual, traditional or any other behavioural patterns.*

**Scientific (Sc)**      *Elements having scientific significance may be able to demonstrate a particular technology or construction technique of the period. They may also provide information regarding how the place may have been used.*

##### Degree of Significance

The degree of significance of each element is assessed in accordance with the following scale:

**Considerable**      *An element having considerable significance is considered to make an important contribution to the overall significance of the building.*

**Some**      *An element having some significance makes a comparatively minor contribution to overall significance.*

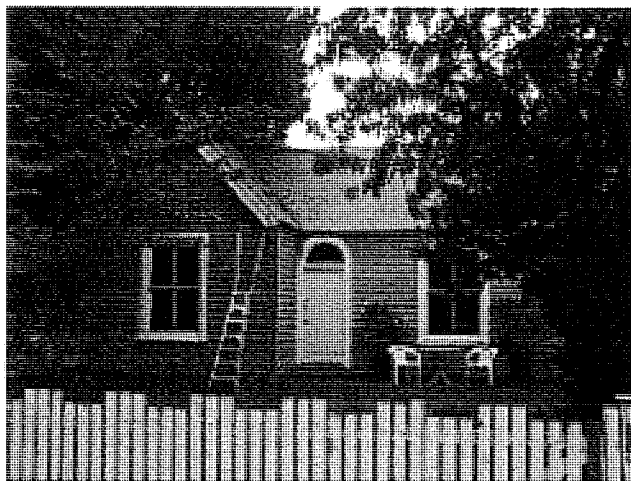
**Not Relevant**      *Elements in this category may not have any particular significance, however, they allow the building to function.*

**Intrusive**

*Elements described as being intrusive are accretions that detract from overall significance or obscure fabric of greater value.*

**SIGNIFICANCE OF ELEMENTS**

<b>Setting</b> The cottage remains on its original site and this contributes to its significance. Changes have occurred with newer buildings continuing to be erected. The mature trees surrounding the cottage contribute to a sense of history and permanence. It has considerable significance.			
<b>Contributing Fabric</b> Mature trees.	HF	Considerable	H,A,S, Sc
<b>Other fabric</b> Picket fences. Corrugated steel fences. Asphalt paving. Concrete terrace.	LF LF LF LF	Not relevant Not relevant Not relevant Intrusive	



The cottage in its setting. Note mature trees and later picket fence.

<b>Roof</b> The roof retains its original form but the original slates have been replaced with corrugated steel. It has some significance.			
<b>Contributing Fabric</b> Gable & lean-to forms	HF	Considerable	H,A,Sc
<b>Other Fabric</b> Corrugated steel roofing Quadrant spouting & downpipes	LF LF	Not relevant Not relevant	
<b>External Walls</b> The external walls are timber framed and sheathed with weatherboards. The walls have considerable significance.			
<b>Contributing Fabric</b> Stone foundation walls. Original timber weatherboards. Fascias and soffits. Window and door trim, corner boxes.	HF HF HF HF	Considerable Considerable Considerable Considerable	H,A,Sc H,A,Sc H,A,Sc H,A,Sc
<b>Other Fabric</b> Replacement weatherboards and other timber.	LF	Not relevant	

<b>Joinery</b> The exterior joinery is generally original, although some windows are later. Overall, the joinery has considerable significance.			
<i>Contributing Fabric</i> Original double hung sashes Front entry door Rear entry door Casement sashes	HF HF LF LF	Considerable Some Some Some	H,A,Sc H,Sc H,Sc H,Sc
<i>Other Fabric</i> Louvre windows	LF	Intrusive	
<b>Internal Fabric</b> The interior generally retains its original layout. Other than the sanitary fixtures and changes to the fireplaces, the internal fabric is generally original.			
<i>Contributing Fabric</i> Panelled doors. Original/early skirtings & architraves. Cover ceiling in hallway. Original mantelpiece. Match lining in attic with early newspapers. Lath & plaster ceilings, wall linings. Tongue & groove wall lining in kitchen, bathroom. Tongue and groove floors. Modified fireplaces. Cupboards	HF HF HF HF HF HF HF HF LF HF?	Considerable Considerable Considerable Considerable Considerable Some Some Some Some Some	H,A,Sc H,A,Sc H,A,Sc H,A,Sc H,Sc H,Sc H,Sc H,Sc H,Sc H,Sc
<i>Other Fabric</i> Kitchen fittings, cupboards. Bathroom, toilet fixtures. Floor coverings. Hardboard ceiling to porch.	LF LF LF LF	Not relevant Not relevant Not relevant Intrusive	

## STATEMENT OF SIGNIFICANCE

### Historic

- Associations**

The cottage is associated with Ernest Empson and other owners. It was later used as accommodation for the school caretaker.

- Events**

The cottage is able to demonstrate events in the life of an early Christchurch merchant.

### Aesthetic

- Contextual**

The cottage and its surrounds are a well known landmark on the corner of two busy city streets and contribute to the aesthetic value of the area.

- Architectural**

The architectural vocabulary of the cottage makes it readily identifiable as a dwelling from the early settlement period of Christchurch.

### Social

- Cultural**

The cottage provides considerable understanding of the behavioural patterns and social conduct of a early New Zealand family. The rooms near the front of the house were the more public spaces and better finished, while the rooms towards the rear, being more modest, were the family's living spaces.



**Scientific**

- **Technological**

The house with its timber framing, timber joinery, moulded trim and lath and plaster linings utilises typical construction techniques of the period. It, therefore, provides valuable information regarding earlier building practices.

- **Functional**

The layout and planning of the house, as well as other features such as the fireplaces contributes to a clear understanding as to the way the house was used.

**Overall Assessment**

The cottage is considered to have **considerable** significance under historic, aesthetic, social and scientific criteria.

## **PART 2 CONSERVATION POLICIES**

### **4 A FRAMEWORK FOR CONSERVATION POLICIES**

#### **CONSTRAINTS ARISING FROM THE STATEMENT OF SIGNIFICANCE**

From the Statement of Significance, a number of constraints arise that will have an influence on the conservation policies.

- No work should be carried out that removes or conceals evidence of the way the cottage may have been formerly used or removes evidence of past events that may have occurred.
- No work should be undertaken that reduces the cottage's architectural value or aesthetic integrity.
- No work should be carried out that further removes evidence of the earlier form or plan layout of the cottage.
- No work should be carried out that conceals or reduces technological evidence such as original construction techniques.
- No work should be carried out that removes or changes significant fabric other than where deterioration has occurred to such an extent that it is affecting other fabric.

#### **HERITAGE PROTECTION**

##### **Christchurch City Council**

Under the Resource Management Act 1991, territorial authorities are required to recognise and protect the heritage value of sites, buildings, places or areas. The Christchurch City Council therefore maintains a schedule of Protected buildings, places and objects which are included as part of the District Plan. These items are scheduled under Groups 1 – 4.

The cottage at 325 Montreal Street is scheduled by the Christchurch City Council in Appendix I, Part 10, Vol 3 of the City Plan) as a Group 4 Heritage Item. Items in this group include buildings, places and objects of metropolitan significance and/or involve a contribution to the heritage of the city, the protection of which is seen as desirable by the Council.

Under the City Plan, any demolition or removal of a Group 4 building shall be a discretionary activity. Any alteration or additional buildings on a site containing a Group 4 building shall be a controlled activity.

##### **New Zealand Historic Places Trust**

The cottage is not currently registered as an historic place by the New Zealand Historic Places Trust.

The place is, however, protected as an archaeological site under the Historic Places Act 1993, being a site connected with human activity prior to 1900. Under the Act, an archaeological site may not be modified, damaged or destroyed without an Authority from the New Zealand Historic

Places Trust. On this basis, any proposal for work involving the site should be submitted to the Trust for a ruling as to whether or not an Authority will need to be sought. It is also suggested that details of any work proposed to the building be submitted to the Trust for their comment and input.

## LEGISLATION

### The Resource Management Act

The purpose of the Resource Management Act is *"to promote the sustainable management of natural and physical resources"*. As the cottage is listed by the Christchurch City Council, a Resource Consent will be required for any significant work.

The Council will consider as a controlled activity any application to restore or make alterations or additions to all or any part of a Group 4 scheduled item. The removal of a Group 4 protected building, place or object will be considered as a discretionary activity. Conditions can be imposed by the Council in granting a Resource Consent.

### The Building Act 1991 and the New Zealand Building Code

The purpose of the Building Act is primarily to ensure that buildings are "safe and sanitary" for users. With respect to existing buildings, the Act requires that the building be upgraded to a standard comparable, as far as possible, with a new building **if major alterations are proposed or if its use changes, requiring alterations**. This includes means of escape from fire and facilities for people with disabilities.

A Building Consent will be required for any alterations to the cottage. If significant work is proposed, upgrading may be required in the following areas in order that a Building Consent may be granted. The Act also expects local authorities to have due regard to a place's cultural and heritage value

- **Fire Safety and Egress**

Where an existing building is undergoing alterations, the Act requires that provision be made for means of escape in the event of fire. The territorial authority has to be satisfied that the building complies with the provision of the Building Code with respect to the protection of other property and the fire rating of various elements.

It is suggested that consideration be given to providing a sprinkler system for the cottage, both to protect any occupants and to protect the building, given its age and significance. The Act also requires that existing buildings be regularly checked for compliance with the current code. If a sprinkler system were to be installed a Compliance Schedule would be required. Compliance will also be required relating to means of escape from fire and hand-held hose reels.

- **Disabled Access & Facilities**

Within the Building Code is a requirement that buildings used by the public comply with the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975. This

includes a need to provide adequate sanitary facilities for people who may be expected to visit or work in that building.

With respect to access requirements, the Act allows for waivers or modifications with respect to the alteration of an existing building. The Building Industry Authority (BIA) is empowered to grant a waiver or modification if the authority determines that it is reasonable to grant such a waiver.

The proximity of the cottage to the ground means that extensive ramping would not be required. The ability of the doorways to accommodate a wheelchair would need to be investigated. With respect to the provision of an accessible toilet, the existing toilet area could possibly be reconfigured to accommodate such a facility.

### PHYSICAL CONDITION

- **Roof**

The roof is long-run corrugated steel and appears to have been replaced relatively recently. It is in good condition.

- **Exterior Sheathing & Trim**

The cottage is in reasonable condition, although some defects were noted. The stone foundation wall is eroding along the northeast elevation. There is considerable evidence of borer in weatherboards and other timberwork. Decay is evident in some places and paintwork is generally flaking.

- **Joinery**

Defects to joinery include broken sash cords and missing putty. Decay is present in the front door. Inappropriate repairs have been carried out in the past. Sills have cracked and paintwork is also flaking.

- **Chimney**

The chimney at the rear of the house is in reasonable condition. The top section has been rebuilt and other repointing has been carried out.

- **Subfloor**

Access could not be gained to the subfloor area. Its condition is not known, however, no particular unevenness was noted in the floor.

- **Internal Fabric**

Other than flaking paintwork and broken sash cords to joinery, no particular defects were noted to the internal fabric.

- **Services**

Although electrical and sanitary services were not inspected, no particular defects were observed. The services should be checked, particularly if the use of the building changes.

## 5 CONSERVATION POLICIES

Following on from the assessment and Statement of Significance and taking into account statutory requirements and the aims and aspirations of the Auckland Regional Council as owner of the park, a series of conservation policies can be formulated to ensure that the significance of the homestead is retained and enhanced.

### 1 PROPOSED USES

**Policy 1.1** The cottage should have a viable use as a means of aiding its survival. That use should be an appropriate use so as not to detract from significance.

The ICOMOS Charter states that *"the conservation of a place is usually facilitated by it serving a socially, culturally or economically viable purpose"*.

A heritage building should wherever possible, continue to be used for the purpose for which it was built as a way of maintaining its significance. Throughout its life, the cottage has been used for residential purposes, however, if that use is no longer appropriate, a new use needs to be found for it. A preferred new use will be one that:

- *Requires a minimum of further modification to the building.*
- *Respects and does not require the removal of significant fabric.*
- *Does not further compromise the building's architectural integrity or character.*

### 2 RETENTION OF SIGNIFICANCE

**Policy 2.1** Significant fabric should be retained as a means of preserving overall significance. Any intervention should be undertaken with regard to the significance of the individual elements.

Fabric that is assessed as being significant contributes to the overall significance of the building and should be retained wherever possible. The cottage's significance is likely to be diminished if elements are subjected to inappropriate activities.

- *Considerable Significance.* These elements should be retained unless extraordinary circumstances require their removal. Any intervention should be limited to processes of maintenance, repair or restoration
- *Some Significance.* These elements should generally be retained in their present form except where they are considered to detract from overall significance of the place. A greater degree of intervention may also be permitted.
- *Not Relevant.* These elements have little significance and generally allow the buildings to function. They may be retained, providing fabric of greater significance is not obscured.

**Policy 2.2** The contribution to significance that fabric from different periods makes should be considered.

The ICOMOS Charter states *"the evidence of time and the contributions of all periods should be respected"*.

The original cottage appears to have essentially comprised four rooms with a central hallway and possibly a lean-to at the rear. The present kitchen, dining area and porch appear to have been added relatively early in the life of the building. These additions were constructed as a result of a particular need and can be considered to be part of the fabric of the place. It therefore should be retained as it contributes to an understanding of the place.

Other changes which have taken place over the years, such as the modifications to the fireplaces, the louvres in the kitchen and the lowered ceiling in the present dining area, detract from the significance of the cottage. As circumstances allow, these areas should be returned to an earlier form (see also Recovery of Significance).

**Policy 2.3      Remedial and repair work should be carried out as required. The work should be consistent with historic fabric and construction techniques.**

Repair and remedial work to the cottage should aim to preserve as much original fabric as possible. Material should only be replaced where it has ceased to function satisfactorily or where it is placing other fabric at risk. Material that has weathered but which is still in sound condition should be respected as evidence of the building's history.

Remedial and repair work should match original work on the building. Historic construction techniques should be replicated when undertaking repair work and timber sizes and finish should match the original.

**Policy 2.4      A regular maintenance regime should be implemented as a means of preserving fabric.**

A planned regime of regular repair and maintenance will slow down the processes of decay and is an important weapon in any effort to preserve fabric in an historic building. It is recommended that a maintenance plan be prepared and implemented for the cottage.

### 3 RECOVERY OF SIGNIFICANCE

**Policy 3.1      Where appropriate, consideration should be given to returning the cottage to a known earlier form.**

#### Commentary

Some changes, such as the removal of the verandah have reduced the significance of the cottage. Returning it to an earlier form would recover that significance. The work should be based on physical evidence as well as documentary evidence such as historic photographs. It may involve the following processes:

- *Reconstruction.* This involves the use of new material to rebuild an element in its original form.
- *Removal of Accretions.* Accretions are defined as additions to an original building. Accretions listed as being intrusive in the assessment of significance should be removed.

#### 4 NEW WORK

**Policy 4.1** Work to permit a new use should respect the original building and should be discernible as such. The work should also be reversible.

If the cottage is to have a new use, it is accepted that new work may be required to enable it to function. The work should respect and be sympathetic to cottage's original character, but still able to be discerned as not being part of the original structure. New work should, where possible, be confined to areas having lesser significance. An example of such work might be the provision of new toilet or kitchen facilities.

Where possible, areas subject to intervention should be able to be returned to their present or an earlier form at a future date. Significant material that needs to be removed should be stored for possible future reinstatement.

#### 5 INTERPRETATION

**Policy 5-1** Appropriate interpretative material should be provided.

It is suggested that appropriate interpretive material be placed in the cottage describing its early history and its previous owners, particularly Ernest Empson. Any changes that have taken place could also be described.

#### 6 CONSERVATION STANDARDS

**Policy 6.1** Appropriate standards should be maintained whenever work is carried out.

In order to maintain the integrity of the place all work should conform to principles set out in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and in accordance with international standards for the conservation of places having cultural significance.

**Policy 6.2** Conservation processes and other activities involving intervention should be recorded.

A record should be made by photographic or other means of the activities to which the cottage is subjected and placed in an appropriate archive. This will ensure that a comprehensive account of the place is maintained for future reference. Recording is particularly important in areas where changes are occurring or where fabric is being removed or modified.



## 7 CONSULTATION AND REVIEW

**Policy 7.1** Proposals for work on the cottage should be reviewed by relevant authorities.

### **Commentary**

Any proposals for work on the cottage should be discussed at an early stage with organisations such as the New Zealand Historic Places Trust to ensure that the work is generally in accordance with the principles as set down in the conservation plan and the requirements of ICOMOS.

**Policy 7.2** This conservation plan should be reviewed from time to time and amended as necessary.

### **Commentary**

No conservation plan should ever be considered to ever be a final or completed document. Rather the plan should be viewed as a “working document”. It should be reviewed from time to time, say every five years, and amended as required to incorporate new information.

## 6 IMPLEMENTATION OF CONSERVATION POLICIES

### REPAIR AND REMEDIAL WORK

- **Exterior Sheathing**

While the cottage is in reasonable condition, some remedial work is required. The stone foundation wall is eroding and stones should be replaced as required. There is considerable evidence of borer in weatherboards and other timberwork. Decay is evident in some places. Repairs should be carried out as required with the finish of replacement timber matching that of the original. The cottage should also be treated for borer.

- **Joinery**

Defects to joinery include broken sash cords and missing putty. Decay is present in the front door and inappropriate repairs have been carried out in the past. Remedial work should include replacement of sash cords, reputting of glazing and remedial work to the front door.

- **Subfloor**

At present, the condition of the subfloor is not known. Although the floor appears to be level with no particular defects being apparent, the situation should be monitored.

- **Interior Fabric**

Interior fabric is generally sound. Paintwork was observed to be flaking, particularly to windows.

### RECOVERY OF SIGNIFICANCE

- **Cottage Environs**

The immediate surrounds of the house include a number of mature trees, paths, and a picket fence along the front boundary and extending partway along the southeast boundary. Additional research should be undertaken with a view to determining the form of any earlier fences and plantings as a way of providing a more accurate historical setting for the house.

- **Cottage Exterior**

The cottage has undergone a number of changes throughout its life. Some, such as the early additions can now be considered to be part of the cottage and to make a contribution to its significance. Other changes, such as the removal of the verandah and chimneys and the replacement of the original slate roof with corrugated steel have detracted from the cottage's significance.

It is accepted that cost constraints dictate that the missing chimneys are unlikely to be reconstructed. Similarly the cottage is unlikely to be reroofed with slate. The restoration of these details could, however, remain a possible long-term goal for the cottage.

The reconstruction of the verandah is one way in which a recovery of significance could be achieved relatively easily. It is, therefore, recommended that consideration be given to reconstructing the verandah using the evidence of the early photograph. It is also recommended that paint scrapings be undertaken to determine the original colour scheme of the cottage. If appropriate, the original colour scheme should be restored.

Less obvious changes such as later windows could generally remain in their present form, although it may be desirable to change the present louvres in the kitchen.

- **Cottage Interior**

The interior of the cottage has undergone a number of changes, typical of a house that has been lived in over a long period of time. These generally compromise the original character of the cottage and should be reversed as opportunities arise.

Some of the most obvious changes have occurred to the fireplaces. Consideration should be given to restoring these to their original form. The lowered ceiling in the present dining room detracts from this space and consideration should be given to its removal. Evidence should also be sought as to the original décor, particularly of the more significant spaces with a view to redecorating them in their original style. The timber trim, for example, appears to originally have been varnished and consideration should be given to stripping the paint and applying new varnish.

Changes have also occurred to areas of the cottage having less significance. These could either be retained or reversed according to the use to which the cottage might be put. These spaces include the kitchen, the bathroom and the toilet. The fittings and fixtures in these areas have little significance and may be retained, updated or removed. The hardboard in the kitchen may conceal evidence of the way the cottage was used. An investigation could be carried out in this area to determine whether or not fabric of greater value survives behind the hardboard.

## 7 BIBLIOGRAPHY

### Published Works

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Salmond J                      *Old New Zealand Houses 1800-1940*. Reed Methuen, 1986.

### Other References

The ICOMOS New Zealand Charter for Places of Cultural Heritage Value.

### On Line

Dictionary of New Zealand Biography

## **APPENDICES**

### **APPENDIX 1**

#### **SCHEDULE OF EXTERNAL ELEVATIONS AND INTERNAL SPACES**

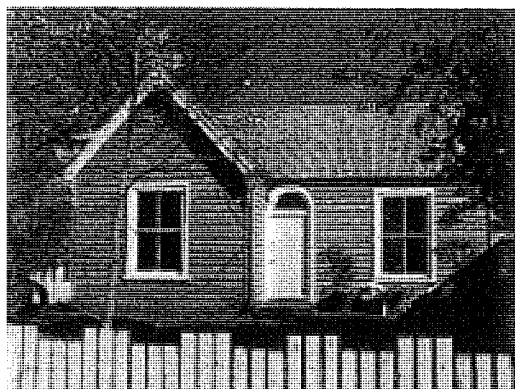
### **APPENDIX 2**

#### **DRAWINGS PREPARED BY DAVE PEARSON ARCHITECTS LIMITED**

### **APPENDIX 3**

#### **ICOMOS NEW ZEALAND CHARTER FOR PLACES OF CULTURAL HERITAGE VALUE**

## ELEVATION –NORTHEAST



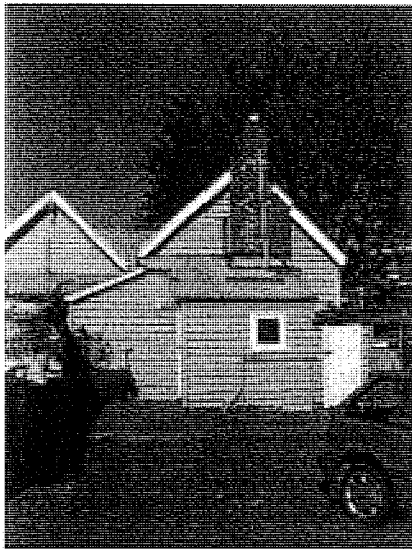
<b>Description</b>	
Foundation:	Volcanic stone.
Walls:	Weatherboards.
Joinery	Double hung windows, paneled door overlaid.
Trim:	Moulded facings to windows, door. Timber fascias, bargeboards, soffit.
<b>Modifications</b>	
Elevation is generally in its original form although the removal of the verandah detracts from its significance.	
Verandah removed and concrete terrace constructed. Front door overlaid. Corner box at north corner replaced.	
<b>Significance</b>	
Present overall rating – considerable	
Potential rating – considerable	
Considerable	Stone foundation, weatherboards, original trim, double-hung windows, gable brackets.
Some	Front door.
Not relevant	Recent trim.
Intrusive	Overlay to front door, concrete terrace.
<b>Condition</b>	
Foundation	Stone deteriorating.
Weatherboards	Some borer, paint flaking.
Trim:	Decay at bottom of corner box, north side of barge board to gable.
Joinery:	Window to room 2. Paint flaking and putty missing. Sill cracked. Paint flaking from door sill.
<b>Recommendations</b>	
Consider reconstruction of verandah.	
Replace deteriorated foundation stones.	
Replace weatherboards as required.	
Repair joinery and reputty glass.	
Remove overlay to door and repair as required.	
Provide new corner boxes to correct profile.	
Sand and repaint timberwork in heritage colours.	

## ELEVATION –NORTHWEST



Description	
Foundation:	Volcanic stone.
Walls:	Weatherboards.
Joinery	Double hung windows. Casement & louvre windows to additions.
Trim:	Moulded facings to windows. Timber fascias, bargeboards, soffit.
Modifications	
The additions at the rear have arisen out of a particular need and can be considered to be part of the fabric of the house.	
Kitchen and bathroom additions to rear.	
Significance	
Present overall rating – some	
Potential rating – some	
Considerable	Stone base, weatherboards, original trim, double-hung windows, gable brackets.
Some	Later additions, casement windows, trim.
Intrusive	Louvre windows to kitchen.
Condition	
Foundation	Stone deteriorating.
Weatherboards	Paint flaking.
Trim:	Paint flaking, possible decay in corner box.
Joinery:	Paint flaking and putty deteriorating.
Recommendations	
Generally retain additions, but consider replacement of kitchen window.	
Replace deteriorated foundation stones.	
Repair joinery and reputty glass.	
Sand and repaint timberwork in heritage colours.	

## ELEVATION – SOUTHWEST



Description	
Foundation:	Concrete.
Walls:	Weatherboards.
Joinery	Casement sash, t&g door with glazed panel.
Trim:	Plain facings to joinery. Timber fascias, bargeboards, soffit.
Modifications	
The additions to this elevation add to the vernacular character of the cottage.	
Early addition to south wing. Chimney constructed.	
Kitchen and bathroom additions.	
Services added.	
Significance	
Present overall rating – some	
Potential rating – some	
Considerable	Brick chimney, gable brackets.
Some	Weatherboards, trim, joinery.
Intrusive	Later services.
Condition	
Chimney	Top section rebuilt, other areas repointed.
Weatherboards	Paint flaking.
Trim:	Paint flaking from barge boards, trim.
Recommendations	
Generally retain additions.	
Tidy up previous repairs to chimney.	
Remove intrusive services.	
Sand and repaint timberwork in heritage colours.	



## ELEVATION – SOUTHWEST



Description	
Foundation:	Volcanic stone.
Walls:	Weatherboards.
Joinery	Double hung windows.
Trim:	Moulded facings to windows. Timber fascias, bargeboards, soffit.
Modifications	
Elevation has early and later additions. The additions are in character and do not detract from the house.	
Various additions constructed.	
Window to toilet not original.	
Service pipe added.	
Significance	
Present overall rating – considerable	
Potential rating – considerable	
Considerable	Weatherboards, original trim, double-hung windows, gable brackets.
Some	Various additions, casement window.
Intrusive	Later services.
Condition	
Weatherboards	Some decay in replacement boards, extensive borer.
Joinery:	Paint flaking.
Recommendations	
Generally retain additions.	
Remove later services.	
Sand and repaint timberwork in heritage colours.	

## SPACE G-1

Description	
Ceiling, walls:	Lath & plaster.
Floor	Tongue & groove boarding.
Trim:	Moulded skirting, architraves.
Joinery:	Double hung windows. Paneled timber door.
Elements:	Fireplace with timber mantelpiece, cupboards in corner.
Modifications	
Fireplace blocked off.	
Cupboards at side of fireplace probably added.	
Trim, joinery originally varnished, now painted.	
Significance	
Present overall rating – Some	
Potential rating – Considerable	
Considerable	Skirting, architraves, door & window joinery, fireplace, mantelpiece.
Some	Lath & plaster ceiling, wall linings, floorboards, cupboards.
Not relevant	Later floor coverings, wallpaper.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Sash cords broken, paint flaking.
Recommendations	
Repair sash cords to window.	
Consider restoring varnish finish to timberwork.	
Consider reopening fireplace.	
Redecorate and provide new floor coverings as required.	

## SPACE G-2

Description	
Ceiling, walls:	Lath & plaster.
Floor	Tongue & groove boarding.
Trim:	Moulded skirting, architraves.
Joinery:	Double hung windows. Paneled timber door.
Elements:	Brick fireplace.
Modifications	
Fireplace altered with brick facing.	
Trim, joinery originally varnished, now painted.	
Significance	
Present overall rating – Some	
Potential rating – Considerable	
Considerable	Skirting, architraves, door & window joinery.
Some	Lath & plaster ceiling, wall lining, floorboards.
Not relevant	Later floor coverings, wallpaper.
Intrusive	Later brickwork to fireplace.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Sash cord broken.
Recommendations	
Consider reconstructing fireplace to original style.	
Repair sash cords to window.	
Consider restoring varnish finish to timberwork.	
Redecorate and provide new floor coverings as required.	

**SPACE G-3 (HALLWAY)**

<b>Description</b>	
Ceiling:	Coved lath & plaster.
Walls:	Lath & plaster
Floor	Tongue & groove boarding.
Trim:	Moulded skirting, architraves.
Joinery:	Paneled timber front door.
<b>Modifications</b>	
Trim, joinery originally varnished, now painted.	
Door missing down hall.	
Panel to front door changed.	
<b>Significance</b>	
Present overall rating – Considerable (notable for coved ceiling)	
Potential rating – Considerable	
Considerable	Coved ceiling, timber cornice, skirting, architraves.
Some	Front door, plaster wall lining, floorboards.
Not relevant	Later floor coverings, wallpaper.
<b>Condition</b>	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Decay in bottom of door.
<b>Recommendations</b>	
Repair front door.	
Consider restoring varnish finish to timberwork.	
Provide door down hall if required.	
Redecorate and provide new floor coverings as required.	

## SPACE G-4

Description	
Ceiling, walls:	Lath & plaster.
Floor	Tongue & groove boarding.
Trim:	Moulded skirting, architraves.
Joinery:	Double hung windows. Paneled timber door.
Modifications	
Trim, joinery originally varnished, now painted.	
Significance	
Present overall rating – Some	
Potential rating – Some	
Considerable	Skirting, architraves, door & window joinery.
Some	Lath & plaster ceiling, wall lining, floorboards.
Not relevant	Later floor coverings, wallpaper.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Sash cords, bead broken, paint flaking.
Recommendations	
Repair sash cords, bead to window.	
Consider restoring varnish finish to timberwork.	
Redecorate and provide new floor coverings as required.	

## SPACE G-5

Description	
Ceiling, walls:	Lath & plaster.
Floor	Tongue & groove boarding.
Trim:	Moulded skirting, architraves.
Joinery:	Double hung windows. Paneled timber door.
Elements	Fireplace.
Modifications	
Trim, joinery originally varnished, now painted.	
Fireplace blocked off.	
Cupboard probably not original.	
Lower sash to window changed.	
Significance	
Present overall rating – Some	
Potential rating – Some	
Considerable	Skirting, architraves, door & window joinery, fireplace.
Some	Lath & plaster ceiling, wall lining, floorboards.
Not relevant	Later floor coverings, wallpaper.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
Recommendations	
Repair sash cords, bead to window.	
Consider restoring varnish finish to timberwork.	
Consider reopening fireplace.	
Redecorate and provide new floor coverings as required.	

**SPACE G-6 (TOILET)**

<b>Description</b>	
Ceiling:	Lath & plaster.
Walls:	Tongue, groove & reeded boarding.
Floor	Tongue & groove boarding.
Trim:	Plain skirting, plain architraves with beveled edges.
Joinery:	Casement window. Paneled timber door.
Elements	Sanitary fixtures.
<b>Modifications</b>	
Toilet added.	
Window, architraves & skirting not original.	
<b>Significance</b>	
Present overall rating – Some	
Potential rating – Some	
Considerable	Door
Some	Window joinery, trim, t&g wall lining, floorboards.
Not relevant	Later floor coverings.
<b>Condition</b>	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
<b>Recommendations</b>	
Space could be retained in its present form or modified to accommodate a new use.	
Redecorate and provide new floor coverings as required.	

**SPACE G-7 (BATHROOM)**

<b>Description</b>	
Ceiling, walls:	Tongue, groove & reeded boarding.
Floor	Tongue & groove boarding.
Trim:	Plain style trim
Joinery:	Casement window. Paneled timber door.
Elements	Bath, sanitary fixtures.
<b>Modifications</b>	
Space may have been part of original or early lean-to.	
Sanitary fixtures added.	
Window, trim not original.	
Vinyl flooring added.	
<b>Significance</b>	
Present overall rating – Some	
Potential rating – Some	
Considerable	Door
Some	Window joinery, trim, t&g wall lining, floorboards.
Not relevant	Later floor coverings.
<b>Condition</b>	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
<b>Recommendations</b>	
Space could be retained in its present form or modified to accommodate a new use.	
Redecorate and provide new floor coverings as required.	



## SPACE G-8

<b>Description</b>	
Ceiling:	Plaster.
Walls:	Tongue, groove & reeded boarding.
Floor	Tongue & groove boarding.
Trim:	Plain architraves with beveled edges.
<b>Modifications</b>	
Space may have been part of original or early lean-to.	
Trim not original.	
<b>Significance</b>	
Present overall rating – Some	
Potential rating – Some	
Some	Trim, t&g wall lining, floorboards.
Not relevant	Later floor coverings.
<b>Condition</b>	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
<b>Recommendations</b>	
Space should be retained in its present form.	
Redecorate and provide new floor coverings as required.	

## SPACE G-9 (KITCHEN)

Description	
Ceiling:	Plaster.
Walls:	Hardboard.
Floor	Tongue & groove boarding.
Trim:	Moulded architraves to doorway.
Joinery	Glass louveres in timber frame.
Modifications	
Space appears to have been relatively early addition.	
Window and architraves not original.	
Walls overlaid with hardboard (original lining may survive).	
Kitchen fittings added.	
Door missing.	
Significance	
Present overall rating – Some	
Potential rating – Some	
Some	Plaster ceiling lining, moulded door architraves, floorboards.
Not relevant	Kitchen fittings, later floor coverings.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
Recommendations	
Space should retain its present use. Modifications may be carried out to suit a new occupancy.	
Remove hardboard linings and investigate whether original linings in place.	
Provide new window joinery.	
Redecorate and provide new floor coverings as required.	

## SPACE G-10

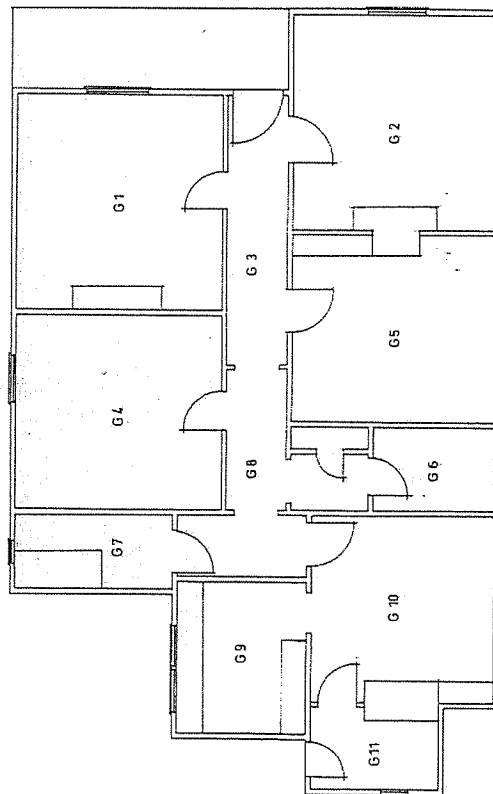
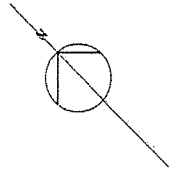
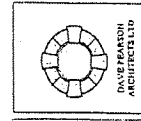
Description	
Ceiling	Softboard below original plaster.
Walls:	Lath & plaster.
Floor	Tongue and groove boarding.
Trim:	Plain style skirting, architraves.
Joinery:	Double hung window. Paneled timber door.
Elements	Fireplace, shelves.
Modifications	
Ceiling lowered.	
Shelves added beside fireplace.	
Trim not original.	
Fireplace, hearth altered.	
Significance	
Present overall rating – Some	
Potential rating – Considerable.	
Considerable	Door & window joinery.
Some	Lath & plaster walls, ceiling above later ceiling, floorboards.
Not relevant	Later floor coverings, wallpaper.
Intrusive	Softboard ceiling.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Paint flaking.
Recommendations	
Consider returning space to an earlier form.	
Remove later ceiling and repair original.	
Return fireplace, hearth to original form.	
Provide trim to original pattern.	
Consider restoring varnish finish to timberwork.	
Redecorate and provide new floor coverings as required.	

## SPACE G-11 (ENTRY)

Description	
Ceiling:	Hardboard..
Walls:	Tongue, groove & reeded boarding.
Floor	Tongue & groove boarding.
Joinery	Timber door, window.
Elements	Brick chimney
Modifications	
Space appears to have been relatively early addition.	
Hardboard ceiling added.	
Window and door not original.	
Significance	
Present overall rating – Some	
Potential rating – Some	
Some	Tongue, groove & reeded boarding, brick chimney, floor, joinery.
Not relevant	Hardboard ceiling.
Condition	
Ceiling, walls, trim:	Reasonable condition.
Joinery:	Reasonable condition.
Recommendations	
Remove hardboard linings and investigate if any original linings in place.	
Redecorate as required.	

## SPACE G-12 (ATTIC)

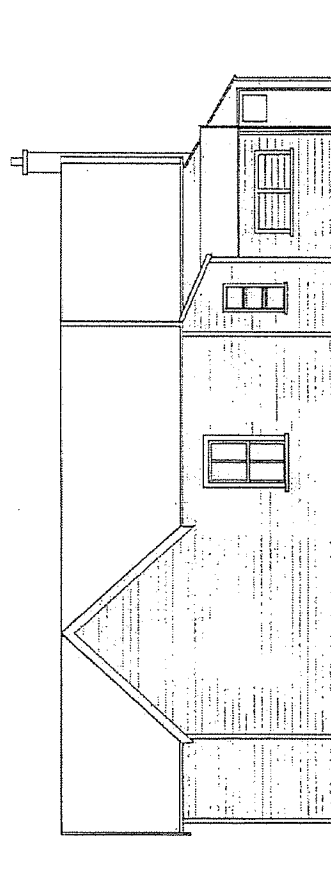
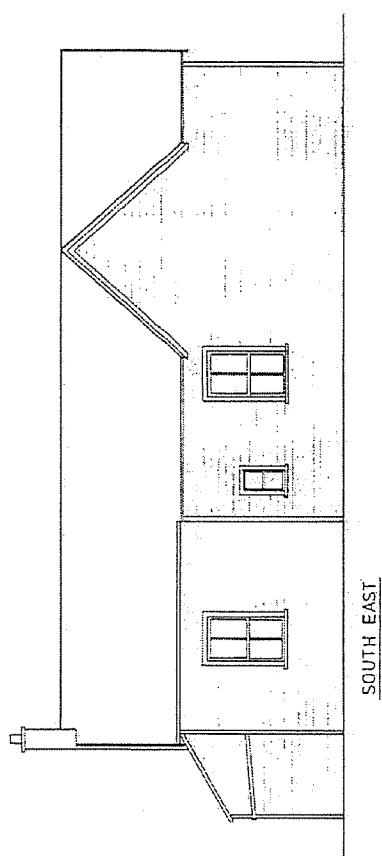
Description	
Ceiling, walls:	Match lining.
Floor	Tongue & groove boarding.
Modifications	
Space is essentially as built.	
Significance	
Present overall rating – Considerable	
Potential rating – Considerable	
Considerable	Match lining, fragments of 1885, 1888 newspapers.
Some	Flooring.
Condition	
Ceiling, walls:	Reasonable condition.
Recommendations	
Space is a rare example of its type and should be left in its present form. The newspaper fragments should be preserved.	



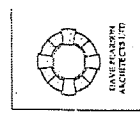
FLOOR PLAN 1:50 (A1 A2)

COTTAGE

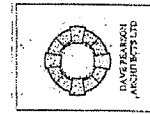
THE CRANMER CENTRE  
CHRISTCHURCH



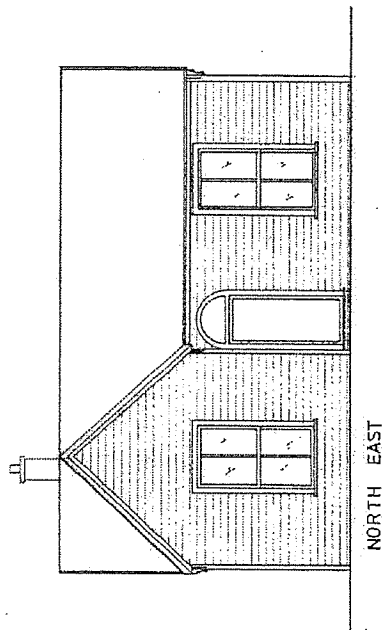
THE COTTAGE  
CRANMER CENTRE  
CHRISTCHURCH



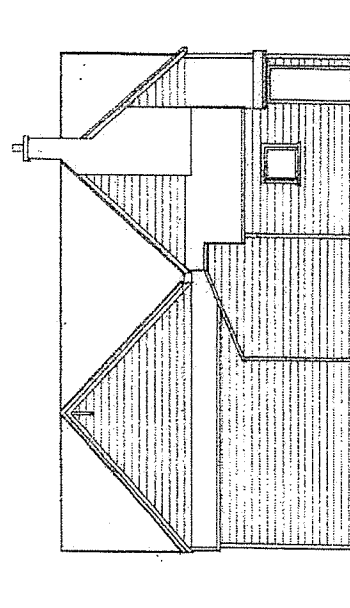
ELEVATIONS 1:50 (at A2)



THE COTTAGE  
CRANMER CENTRE  
CHRISTCHURCH



NORTH EAST



SOUTH WEST

ELEVATIONS 1:50 (at A2)



Case: 3212  
 Site: The Caretakers Cottage, Cramner Centre, Christchurch  
 Location: 325 Montreal Street

Elevation/Room	Repair	Required due to
External - General	Decoration	Full decoration of all external joinery
		Full restoration of roof including complete clean out of all gutters and hoppers etc. Allow for replacement of 25% valley gutter in new galvanised to match existing.
		Full decoration of galvanised rainwater goods including replacement of all downpipes in new 80mm galvanised pipe.
	External works	Remove tree to north east corner
	Foundation	Allow to remove loose materials from basalt foundation and check by stonemason as to structural integrity. Allow for the provisional replacement of 10m. Additional allowance for the installation of a flashing to cover top chamfer
	Joinery	Allowance for general bora treatment
		Allowance of 25% replacement of weatherboard
Elevation - Northeast	Window	Remove aluminium cover cill and replace with new timber cill - assumed rotten
	Joinery	Remove plant on timber to corner post and allow for repair
	Ramp	Allow for the removal of the existing ramp, replace with timber step and restore area disturbed
	Veranda	Missing veranda not required to be reinstated
Elevation - Northwest	Joinery	Remove and carry out new timber splice repair to wall post
		Replace element of framing assumed to be rotten
	Window	Carry out repairs to rotten section
Elevation - Southwest	Chimney	Missing chimney not to be reinstated, make good wall and roof to match existing
	Pipework	Allow for the removal of exposed service pipework and make good penetrations
Elevation - Southeast	External Works	Remove spoil and vegetation to expose foundation stone
	Joinery	Remove and carry out new timber splice repair to wall post
Internal - General	Doors	Ease and adjust all doors
	Windows	Ease and adjust all windows
Space G-1	Walls	Touch up minor cracking in lath and plaster in lime plaster and restore affected area
	Windows	Replace damaged sash cord
		Retain damaged glass with minor damage
Space G-2	Door	Carry out repairs to door
	Walls	Fill crack in lath and plaster in lime plaster, relime and restore affected area
		Replace damaged glass
Space G-3 (Hallway)	Ceiling	Touch up minor cracking in lath and plaster in lime plaster and restore affected area
		Restore area where there has been an issue with damp
	Door	Replace existing door and frame
	Walls	Patch hole using block and plaster, restore affected area
		Fill minor holes around door and restore affected area
		Remove pin board and make good wall disturbed
Space G-4	Ceiling	Remove plywood panel and replace with plasterboard, restore affected area
	Wall	Touch up minor cracking around door in lath and plaster in lime plaster and restore affected area
Space G-5	Door	Carry out repair to cracked panel in door
	Walls	Touch up minor cracking in lath and plaster in lime plaster and restore affected area
		Touch up minor cracking in cupboard and restore affected area
Space G-6 (Toilet)	Ceiling	Touch up minor cracking and restore affected area
	Joinery	Locally treat area of suspected bora
Space G-7 (Bathroom)	Door	Strip paint from glazed panels
	Flooring	Lift floor covering and make good timber flooring
	Fixtures and fittings	Allow for the removal of sanitary fittings
	Walls	Strip seratone linings from walls and make good wall framing behind

Space G-8	Ceiling	Touch up minor cracking in lath and plaster in lime plaster and restore affected area	Earthquake
		Strip and replace section of curved ceiling complete with lath due to damp - Approximately 1m2	Maintenance
	Joinery	Locally treat area of suspected bora	Maintenance
	Walls	Touch up minor cracking around door and restore affected area	Earthquake
		Touch up minor cracking around archway and restore affected area	Earthquake
		Fill minor holes and restore affected area	Maintenance
Space G-9 (Kitchen)			
Space G-10	Walls, Ceiling, Floor, Chimney Breast	Make good cracking to corner including partitioning	Earthquake
Space G-11 (Entry)	Ceiling	Replace ceiling within cabinet due to rot	Maintenance
	Walls	Allow to rake out movement cracks to chimney and insert helifix, repoint and restore area affected	Earthquake
Space G-12 (Attic)	Note	Unable to gain access	

Note references taken from Conservation Plan issued by Davis Pearson Architects Limited dated January 2003

**APPENDIX B: 3380/002 R2 – REPAIR QUOTATION REVIEW – HIN 185 –  
DARESBURY LANE, 67 FENDALTON – 02 AUGUST 2023**

(overleaf)

2 August 2023

Te Hononga Civic Offices  
53 Hereford Street  
CHRISTCHURCH 8013

Attn: Amanda Ohs (e: [Amanda.ohs@ccc.govt.nz](mailto:Amanda.ohs@ccc.govt.nz))

Dear Amanda

**3380/002 R2 – REPAIR QUOTATION REVIEW – HIN 185 – 9 DARESBURY LANE, 67 FENDALTON**

Please find enclosed our revised repair quotation review for Daresbury and Setting at 9 Daresbury Lane, 67 and 67B Fendalton Road.

Should you have any queries, please do not hesitate to contact the writer

Yours faithfully



Gavin Stanley BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes + Associates Limited**



**Rhodes  
+Associates**

Quantity Surveyors  
Cost Consultants

3380/002 R2 - HIN 185 - 9 DARESBURY LANE

Repair Quotation Review

02 August 2023

Christchurch City Council

## QUALITY ASSURANCE INFORMATION

**Report:** REPAIR QUOTATION REVIEW

**Document:** HIN 185 - 9 DARES BURY LANE

**Ref:** 3380/002 R2

**Date:** 02 August 2023

**Client:** CHRISTCHURCH CITY COUNCIL

**Lead QS:** GAVIN STANLEY

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Ver:	Date:	Prepared By:	Reviewed By:
	17/07/2023	Gavin Stanley	Phil Griffiths
R1	25/07/2023	Gavin Stanley	Phil Griffiths
R2	02/08/2023	Gavin Stanley	Phil Griffiths

## EXECUTIVE SUMMARY

Rhodes + Associates Limited have been appointed by Christchurch City Council to provide a review of Milne Constructions Quotation dated 03 July 2019 for the repair of Daresbury and Setting at 9 Daresbury Lane, 67 and 67B Fendalton Road.

This report has been prepared specifically for Christchurch City Council. Rhodes + Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.

## CLARIFICATIONS AND EXCLUSIONS

Rhodes + Associates Limited have not been requested to produce an estimate for the repair of Daresbury and Setting at 9 Daresbury Lane, 67 and 67B Fendalton Road and as such we have been requested to carry out a high-level review of the documentation from Milne Construction provided by Christchurch City Council. Allowances have been made for escalation given the submission date of Milne Constructions quotation.

### Building Description

The building was constructed between 1897 and 1901 and has a GFA of approximately 1,643 m<sup>2</sup> (measured in accordance with NZIQS guidelines from DPA Architects drawings, see Appendix A) and is constructed on three levels. The structure consists of a mixture of brick and stucco walls with clay roof tiles.

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract

### Review

This review has been carried out by Gavin Stanley, Senior Quantity Surveyor with Rhodes + Associated Limited who has a BSc in Quantity Surveying, 30+ years' experience and is an Affiliate Member of the NZIQS.

The review has been based upon Milne Construction's quotation dated 03 July 2019 (Appendix F) which covers repair works in accordance with Quoin Structural Consultants Structural Assessment Report dated 17 May 2019.

Rhodes + Associates have made no allowances for any further works to cover any additional deterioration to the building beyond the date of the quotation.

### Methodology

For simplicity we have carried out our calculations for construction escalation costs based on the 'New Zealand standard conditions of contract for building and civil engineering construction NZS 3910:2013', in particular 'Appendix A – Cost fluctuation adjustment by indexation' of that contract (see Appendix B for copy).

Indices are required for the calculations which are updated on a quarterly basis and are published by Statistics New Zealand. The indices are available on their website <http://archive.stats.govt.nz/infoshare/>

*L and L<sup>1</sup> – 'Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wages Rates' (see Appendix D for relevant indices)*

*M and M<sup>1</sup> – 'Producers Price Index; Inputs: Industry Group - Construction' (see Appendix D for relevant indices)*

This report is required to calculate escalation to July 2023. Unfortunately, indices by Statistics New Zealand have only been produced up to the quarter ending March 2023, we have allowed for additional estimated escalation up to the third quarter of 2023 (See Appendix D for Indices).

### **Milne Construction Daresbury House – Reduced Repair Option 3 July 2019**



Please note we have carried out escalation calculations on Milne Construction's quotation which includes an element of external works, as below and shown in Appendix C - Option 1.

Milne Construction – 2019 (including escalation) \$6,488,129 excluding GST

We have carried out limited checks on certain elements of the escalated estimate and did observe the following:

- The hourly rate applied is fair and reasonable
- In general, the rates for standard works we have reviewed (i.e., foundations, framing, GIB works, decoration) appear to be slightly higher than expected but would not have a major impact on the overall estimate
- There are many rates that we have not been able to adequately analyse due to the lack of detail within the description.
- Where bespoke elements have been included (e.g., deconstruction of chimneys, general salvage works, re-construction/re-fitting of heritage items) the value of these works are higher than anticipated, this may be as a result of the number of hours allowed by Milne Construction which may contain additional risk, although making additional allowances for risk or including additional works not clearly defined within their descriptions. Examples as follows:
  - Remove, dispose all chimney stacks inside structure. Labour allowed 810 hrs which equates to 18 weeks of labour (based on a 45 hr week). This does on the face of it seem to be excessive, although we are unable to confirm exactly what is included within this work without consulting Milne Construction.
- There are also elements contained within the estimate which we would not have included within a repair estimate i.e., replacement of curtains
- This estimate has not been carried out on a like for like basis, it allows to keep the same look externally but does allow for altered interior layout including finishes.
- We also suspect that there is an amount of betterment allowed for in the quote.

We would also note that the method of calculating Margins, Contingencies, Professional Fees, Project Management and P&G by Milne Construction differs from the method we would have used as. Difference in calculations are shown in Appendix E – Option 1 and Option 2.

When escalating Appendix C - Option 2 there would be an overall increase from \$6,488,129 to \$6,657,818 or an additional \$169,689 over Milne Construction's quote.

#### Percentages applied

We would make comment on percentages applied as follows:

##### *Margins 7.5%*

We would expect margins around 8% and in this case 7.5% would appear to be reasonable

##### *Contingencies 10%*

Generally, a 10% Contingency would be fair and reasonable, although in this case we would assume that a good element of risk has been included within the rates and as such the contingency could be reduced

##### *Professional Fees 5%*

5% for Professional fees appears to be too low for this type of project and we would expect fees to be between 10% to 15% for this project

##### *Project Management 2.15%*

This should be included within P&G (see below)

## P&G 5%

Generally, we would expect around 12% for P&G, there are several P&G items which have been included elsewhere within the quote which would have been included within our 12%.

- For comparison we have applied these adjustments as shown in Appendix E - Option 3 and escalation calculation Appendix C - Option 3, which have the effect of increasing the overall escalated rebuild budget from \$6,488,129 to \$6,875,781 excluding GST an overall increase of \$387,652 over Milne Constructions quote.

## Betterment

Within Milne Constructions quotation we are aware of certain items which may be classed as betterment, i.e., works over and above that which was originally in place prior to the earthquakes (excluding necessary structural works to meet the requirements of the NBS targeted).

Milne Construction stated within their Quotation 'Allowances have been made to return all aspects of the exterior to visually appear similar to pre-earthquake with the interior having an altered layout including finishes', it would be fair to assume that the interior would be subject to a certain amount of betterment.

For the purposes of this review the quotation provided would need to reflect the works required to bring the structure up to the required NBS level using current building techniques and based on a standard of finish no greater or lesser than that prior to the earthquakes. Ideally to do this we would need to omit any item which would be deemed as betterment and substitute those items with elements matching those pre-earthquakes. To carry out this we would need further detail to establish what elements are classed as betterment.

We would suspect given the photographs we have received from Christchurch City Council that the following items may be classed either wholly or in part as betterment:

HVAC – Supply and install ducted central heating \$42,355 (escalated \$50,710)

Fire system – supply and install \$65,000 (escalated \$77,823)

Curtains – Supply and install \$72,913 (escalated \$87,297)

*Note all figures above exclude Margins, Contingencies, Professional Fees and P&G and some allowances should still be made for reinstatement of the existing elements*

## **Replacement cost**

The following assessments allow for demolition of the existing structure and exclude external works such as landscaping, paving and the like. It has been assumed that the building will sit on a reinforced concrete raft foundation.

*Replacement replica (reconstruction using alternative materials and construction methods to achieve the overall look of the original)*

Given the type of building and standard of finishes included we would allow a guide replica replacement cost of around \$8,000/m<sup>2</sup> (subject to further detail) which based on an approximate GFA of 1,643 m<sup>2</sup> equates to an estimated replacement cost of around \$13,144,000 excluding GST

*Replacement modern high end multi level house*

A replacement with a modern structure with a high standard of finish (which would bear no resemblance to the existing) from our recent experience, depending upon construction would range from between \$7,000/m<sup>2</sup> to \$10,000/m<sup>2</sup> at current market rates. GFA is approximately 1,643 m<sup>2</sup>, this would result in replacement estimates between \$11,501,000 and \$16,430,000.

## **DOCUMENTATION**

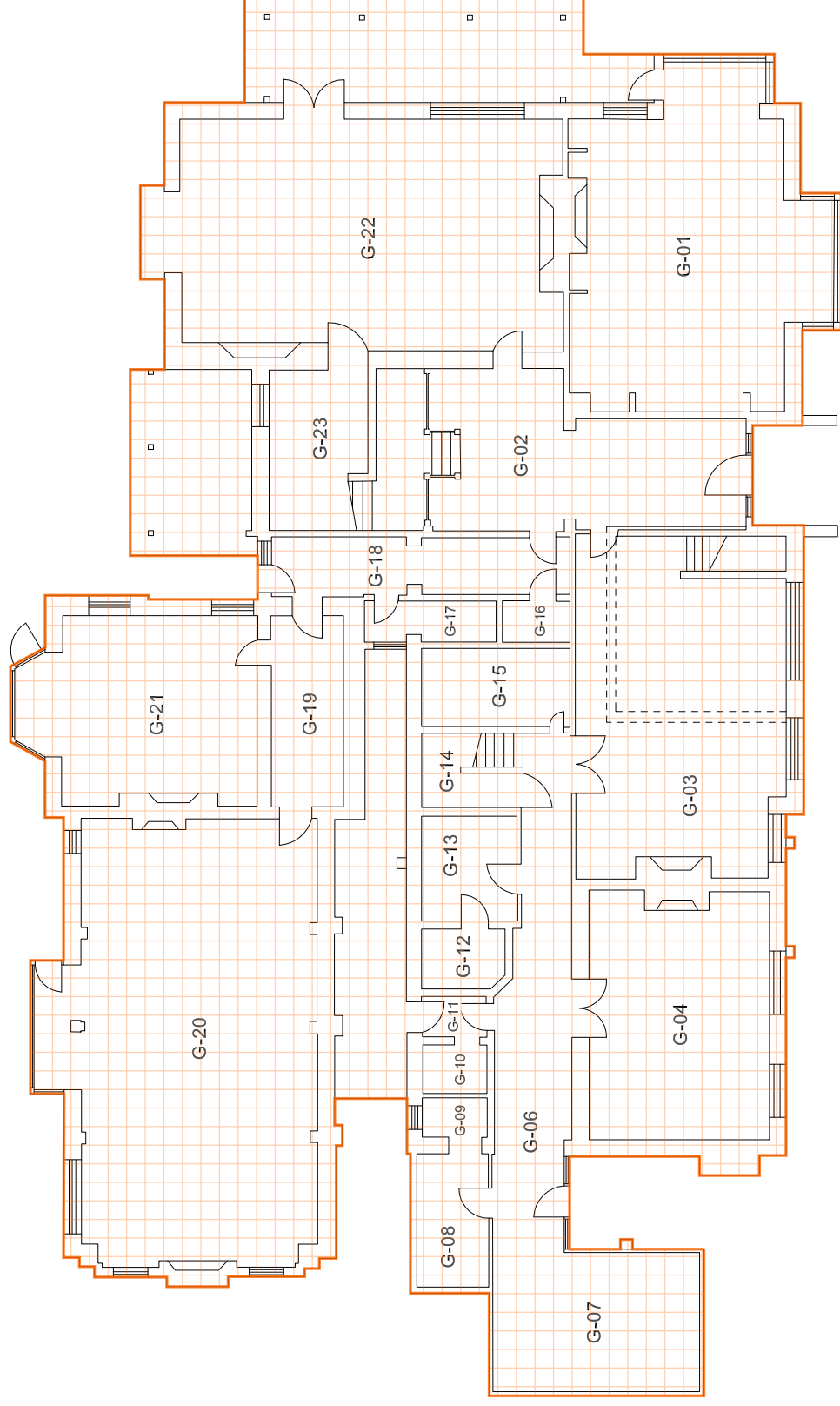
- Quoin Structural Consultants
  - Structural Assessment Report – 17 May 2019
- Milne Construction
  - Repair Estimate – 3 July 2019
- DPA Architects
  - Drawing Set – June 2019

**Appendix A**  
GFA Calculations In Accordance With NZIQS Guidelines

**Project:** Christchurch City Council  
**Building:** 3380/002 - Daresbury House

## Drawing: DPA Architects\A102 - Ground Floor Existing

Building: 3380/002 - Daresbury House



Revision	Description	Date
	 <p>85 Grande Pointe, PO Box 320319            Downtown, Atlanta, GA 30389  <a href="http://www.dpa.com">www.dpa.com</a>            Tel: 404 444 4444            Fax: 404 444 4444</p>	
2009-09-04	<p>COMPETITIVE  <b>DAREBURY</b></p> <p>47 000 000 Estimated Cost</p>	
Ground floor Eriking		
000000-000000	<p>Contractor: DAREBURY</p> <p>Contract No: 000000-000000</p> <p>Job #: 1 - 1234</p> <p>Project #: 123456789 - 123456789</p>	
Project Status		
000000-000000	Rev.:	A1000
<p>Contract No: 000000-000000</p> <p>Project No: 123456789 - 123456789</p>		

Ground Floor Existing


**Project:** Christchurch City Council  
**Building:** 3380/002 - Daresbury House

DPA Architects 19-06-19 Drawing



**Legend**

R0\E00 Standards

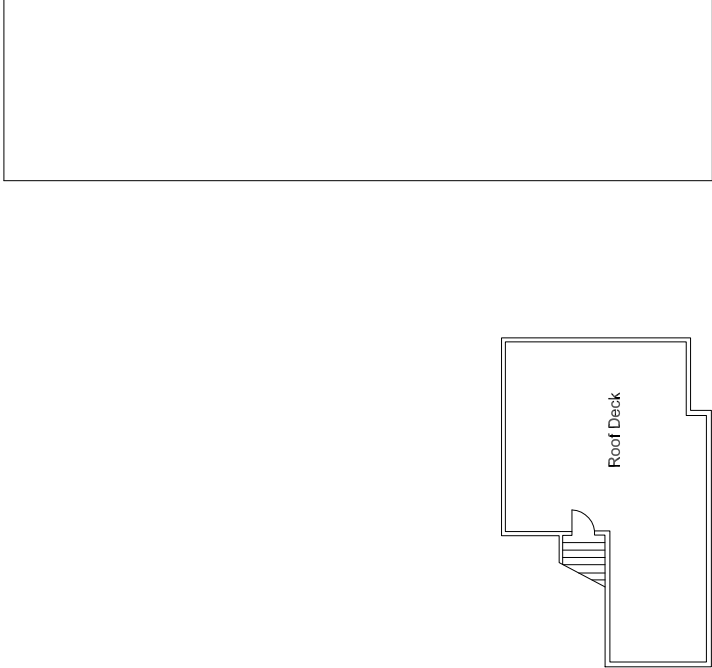
 R0E00 GFA 599 m2

CostX Drawing

Project: Christchurch City Council  
Building: 3380/002 - Daresbury House

Drawing: DPA Architects\A106 - Second Floor Existing  
Filename: R:\CostX Drawings\3CH\3CH 33\3380 Heritage Plan Change\3380\_002 3 Daresbury Lane\Daresbury 9 HIGs application - DPA Architects 19-06-19 Draw

Legend  
R0\E00 Standards  
R0E00 GFA 244 m2



Revision	Description	Date
 85 Victoria Road, PO BOX 32318 Dunedin, Auckland 9141 www.dpaarchitects.co.nz info@dpaa.co.nz		
Job No	DARESBU DARESBU DARESBU	
Second Floor Existing		
Drawn by	Checked by	Reviewed by
Job No	Job No	Job No
Project Name	Project Status	
Second Floor Existing	Rev	A106
DARESBU		

1 Second Floor Existing  
1:50

## **Appendix B**

NZS 3910:2013 - Cost Fluctuation Adjustment By Indexations



**NZS 3910:2003**

## **APPENDIX A – COST FLUCTUATION ADJUSTMENT BY INDEXATION**

### **A1**

The provisions of this Appendix shall apply unless otherwise specifically provided in the Special Conditions.

### **A2**

The amounts payable by the Principal to the Contractor under the contract shall be adjusted up or down by amounts calculated in accordance with the following formula:

where

$$C=V\left[\frac{0.4(L-L')}{L'} + \frac{0.6(M-M')}{M'}\right]$$

C = Cost fluctuation adjustment for the quarter under consideration,

V = Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions and excluding the Cost fluctuation adjustment,

L = Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wage Rates: published by Statistics New Zealand, for the quarter under consideration,

L' = Index as defined under L but applying for the quarter during which tenders close,

M = Producers Price Index; Inputs: Industry Group – Construction, published by Statistics New Zealand applying for the quarter under consideration,

M' = Index as defined under M but applying for the quarter during which tenders close.

### **A3**

For the purpose of calculating the Cost fluctuation adjustment, any Daywork, Prime Cost Sums, Variations and other payment items which are based on actual Cost or current prices and any advances shall be excluded from the Engineer's valuation.

### **A4**

No other Cost fluctuation adjustment will be made by reason of any inaccuracy in the proportions of labour and Material Costs assumed in the above formula.

### **A5**

The Contractor shall not be entitled to claim or have deducted any Cost fluctuation adjustment for any further changes in indices which occur after the Due Date for Completion of the contract.

### **A6**

The indices to be used in the calculation of fluctuation shall be those first published by Statistics New Zealand for the appropriate quarter.

### **A7**

Where indices for the quarter have not yet been published, interim payments will be made on the basis of the indices for the most recent quarter for which indices are available.

### **A8**

If at any time either of the indices referred to in A2 are no longer published by Statistics New Zealand, or if the basis of either index is materially changed, the adjustment shall thereafter be calculated by using such other index, or in such other manner, as will fairly reflect the changes as previously measured by that index.

For Statistics New Zealand Producers price index information goto <T:\RACL - Information Point\Cost Information\Business Price Indexes>

**Appendix C**  
Cost Fluctuation Adjustment Calculations By Indexations

Cost Fluctuation Adjustment Calculations By Indexation

MILNE CONSTRUCTION

- Option 1Daresbury House - Reduced Repair Quotation (03 July 2019)
- Option 2Rhodes + Associates Adjusted Option 1 (Changes To Calculations %'s of Margins, Contingencies, Professional Fees, P&G)
- Option 3Rhodes + Associates Adjusted Option 2 (Changes To Value Of %'s of Margins, Contingencies, Professional Fees, P&G)

C=V\left[\frac{0.4(L-L')}{L'}+\frac{0.6(M-M')}{M'}\right]

	Period	Year/Quarter	Option 1	Option 2	Difference Between Option 1 and 2	Option 3	Difference Between Option 1 and 3
			Daresbury House - Reduced Repair Quotation (03 July 2019)	Rhodes + Associates Adjusted Option 1 (Changes To Calculations %'s of Margins, Contingencies, Professional Fees, P&G)		Rhodes + Associates Adjusted Option 2 (Changes To Value Of %'s of Margins, Contingencies, Professional Fees, P&G)	
C	Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)		\$ 1,069,005.00	\$ 1,096,964.00	\$ 27,959.00	\$ 1,132,876.00	\$ 63,871.00
V	Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions		\$ 5,419,124.00	\$ 5,560,854.00	\$ 141,730.00	\$ 5,742,905.00	\$ 323,781.00
L	Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates: published July to September 2023	2023 Q3	1377	1377		1377	
L'	Index as defined under L but applying for the quarter during which tenders close,	2019 Q3	1227	1227		1227	
M	Producers Price Index: Inputs: Industry Group – Construction, published by Statistics New Zealand applying for the quarter under consideration,	2023 Q3	1488	1488		1488	
M'	Index as defined under M but applying for the quarter during which tenders close.	2019 Q3	1193	1193		1193	
	Adjusted value (Rounded up to nearest \$)		\$ 6,488,129.00	\$ 6,657,818.00	\$ 169,689.00	\$ 6,875,781.00	\$ 387,652.00
	Adjusted value per m2, based on 1,643 m2 (Rounded to nearest \$)		\$ 3,949.00	\$ 4,052.00	\$ 103.00	\$ 4,185.00	\$ 236.00

## **Appendix D**

Statistics New Zealand - Labour Cost/Producers Price Index's

### Labour Cost Index - LCI - L and L<sup>1</sup> - Jan 2011 to Dec 2020

#### Work Income And Spending | Labour Cost Index

Private Sector and Industry Group  
(ANZSIC06)(Base: June 2009 qtr (=1000))  
(Qrtly-Mar/Jun/Sep/Dec)

	All Salary and Wage Rates Construction	Movement In Index
2019Q3	1227	5
2019Q4	1236	9
2020Q1	1242	6
2020Q2	1235	-7
2020Q3	1246	11
2020Q4	1253	7
2021Q1	1264	11
2021Q2	1273	9
2021Q3	1284	11
2021Q4	1294	10
2022Q1	1305	11
2022Q2	1326	21
2022Q3	1336	10
2022Q4	1353	17
2023Q1	1361	8
2023Q2*	1369	8
2023Q3*	1377	8

*Last updated by Statistics New Zealand 03  
May 2023 at 10:45am*

### Producers Price Index - PPI - M and M<sup>1</sup> - Jan 2011 to Dec 2020

#### Economic Indicators | Producers Price Index - PPI

Inputs (ANZSIC06) - NZSIOC level 1, Base:  
Dec. 2010 quarter (=1000) (Qrtly-  
Mar/Jun/Sep/Dec)

	Construction	Movement In Index
2019Q3	1193	9
2019Q4	1199	6
2020Q1	1202	3
2020Q2	1198	-4
2020Q3	1207	9
2020Q4	1211	4
2021Q1	1223	12
2021Q2	1246	23
2021Q3	1277	31
2021Q4	1304	27
2022Q1	1353	49
2022Q2	1409	56
2022Q3	1445	36
2022Q4	1467	22
2023Q1	1474	7
2023Q2*	1481	7
2023Q3*	1488	7

*Last updated by Statistics New Zealand 18  
May 2023 at 10:45am*

\* Denotes estimated indices taken as movement in last confirmed quarter

**Appendix E**  
Adjustments to Milne Construction Quotation

MILNE CONSTRUCTION

- Option 1Daresbury House - Reduced Repair Quotation (03 July 2019)
- Option 2Rhodes + Associates Adjusted Option 1 (Changes To Calculations %'s of Margins, Contingencies, Professional Fees, P&G)
- Option 3Rhodes + Associates Adjusted Option 2 (Changes To Value Of %'s of Margins, Contingencies, Professional Fees, P&G)

DESCRIPTION	OPTION 1 Daresbury House - Reduced Repair Quotation (03 July 2019)		OPTION 2 Rhodes + Associates Adjusted Option 1 (Changes To Calculations %'s of Margins, Contingencies, Professional Fees, P&G)		OPTION 3 Rhodes + Associates Adjusted Option 2 (Changes To Value Of %’s of Margins, Contingencies, Professional Fees, P&G)	
	%	VALUE	%	VALUE	%	VALUE
Milne Construction - Sub Total Excluding GST		\$4,179,704.89		\$4,179,704.89		\$4,179,704.89
Omit as included within P&G						
Establishment - Storage Containers						
Establishment - Site Office						
Insurance - Contract Works						
Mobile Scaffolding - Hire for Stairwells and Interior						
Environmental - Control report including Monitoring						
Scaffolding for Duration of Works						
Locksmith - ReKey Cellar Door and Courtyard Key Pad						
Sub Total Excluding GST		\$4,179,704.89		\$4,179,704.89		\$3,942,028.02
Margins	7.50%	\$ 313,477.87			12.00%	\$ 473,043.36
Contingencies	10.00%	\$ 417,970.49			7.50%	\$ 331,130.35
Professional Fees	5.00%	\$ 208,985.24			10.00%	\$ 474,620.17
Project Management		\$ 90,000.00			10.00%	\$ 522,082.19
P&G	5.00%	\$ 208,985.24				
Preliminaries			5.00%	\$ 208,985.24		
Project Management				\$ 90,000.00		
Margins			7.50%	\$ 335,901.76		
Contract Contingencies			10.00%	\$ 481,459.19		
Other Development Costs (Profdfessional Fees)			5.00%	\$ 264,802.55		
Sub Total Excluding GST Including Margins, Contingencies and P&G (Rounded up to nearest \$)		\$5,419,124.00		\$5,560,854.00		\$5,742,905.00

A

B = 7.5% of A  
C = 7.5% of A  
D = 7.5% of A  
E  
F = 7.5% of A

B = 12% of A  
C  
D = 7.5% of (A+B+C)  
E = 10% of (A+B+C+D)  
F = 10% of (A+B+C+D+E)

G = A+B+C+D+E+F

**Appendix F**  
Milne Construction Quotation



Address Daresbury House - Reduced Repair Quotation  
Property Reference # Lot 2 DP49363 & Lot 3 DP49363  
Valuation # 22015 11001  
Customer Name Journey Holdings Limited  
Customer Address PO Box 3158, Waikuku Beach 7448  
Customer Email [bronwyn@southernscreenworks.co.nz](mailto:bronwyn@southernscreenworks.co.nz)  
Customer Phone 03 3181198  
Main Contact Person James Milne - Milne Construction Ltd  
Work Phone 03 3514085  
Mobile 021 423423  
Date 3/07/2019



This Quotation has been prepared to carry out Engineered Design by Quion to repair the Building to a minimum of 67% of the Current Building Code. Allowances have been made to return all Aspects of the Exterior to Visually appear similar as pre-Earthquake with the Interior having an Altered Layout including Finishes. This would be done using current Building Techniques. Foundation would be a Concrete Steel Reinforced Grid Foundation with Timber Piles. The Structural Walls would be Timber Framed with Structural Steel Portals and Beams where required. Chimney Structures would be replaced with Structural Steel Frames; Fibreglass and Slip Brick Replica Chimneys installed to Two Areas where PreExisting Chimneys stood; Five Chimneys being deleted. Ply Bracing installed to all Exterior. The Exterior Cladding would be a combination of Red Brick Veneer (using 20% of Existing) and Pebbled Ash Plaster with Timber Facings on a Fibre Cement Sheet including a 20mm Cavity.

The Roof Covering would be Terracotta Tiles, using 65% of Existing. New Ply, Membrane and Battens would be installed prior to Tile Reinstatement/Installation. All Metal Gutter to be replaced; reusing Cast Iron Rainheads where possible. Interior Linings would be a combination of New Gib & Existing Rimu Panelling Reinstalled. Four Brick Fireplaces to be carefully removed/refitted where possible. All care would be taken to Preserve Joinery and Fixtures for Reinstatement where able. Insulation to be installed in all Floors, Walls and Ceilings.

Site Preparation	\$	519,730.00
SubStructure	\$	562,654.00
Walls & Framing	\$	445,470.10
Cladding	\$	554,563.30
Roof	\$	587,262.00
G01	\$	55,496.38
G02	\$	38,686.70
G03	\$	59,024.74
G04 - New Garage	\$	25,643.00
G05	\$	4,252.00
G06 - Merged with G04	\$	-
G07 - Merged with G04	\$	-
G08 - Merged with G04	\$	-
G09 - Merged with G04	\$	-
G10 - Merged with G04	\$	-
G11 - Merged with G04	\$	-
G12 - Merged with G04	\$	-
G13	\$	11,491.00
G14	\$	17,068.00
G15	\$	6,704.00
G16	\$	8,685.00
G17	\$	8,104.00
G18	\$	16,531.50
G19	\$	14,941.00
G20	\$	43,232.00
G21	\$	20,912.00
G22	\$	36,430.00
G23	\$	8,369.70
G-Cellar	\$	1,000.00
F01	\$	31,707.10
F02	\$	18,810.50
F03	\$	16,767.00
F04	\$	21,762.50
F05	\$	14,071.50
F06	\$	22,354.50
F07	\$	15,081.00
F08	\$	12,554.50
F09	\$	22,396.00
F10	\$	24,150.00
F11	\$	15,629.00
F12	\$	14,284.00
F13	\$	25,903.00
S01	\$	20,741.00
S02	\$	43,967.00
S03	\$	15,778.00
S04	\$	15,077.00
S05	\$	18,460.00
Contents	\$	82,913.00
Sanitary Plumbing & Gas	\$	76,784.00
Mechanical Services	\$	42,355.00
Fire Services	\$	65,000.00
Electrical Services	\$	114,230.00
Drainage	\$	28,600.00
Exterior	\$	168,402.00
Allowances	\$	185,676.87
<b>Sub Total Excluding GST</b>	<b>\$</b>	<b>4,179,704.89</b>
Margins	\$	313,477.87
Contingencies	\$	417,970.49
Professional Fees	\$	208,985.24
Project Management	\$	90,000.00
P&G	\$	208,985.24
<b>Sub Total Excluding GST Including Margins, Contingencies and P&amp;G</b>	<b>\$</b>	<b>5,419,123.73</b>
<b>GST</b>	<b>\$</b>	<b>812,868.56</b>
<b>Total</b>	<b>\$</b>	<b>6,231,992.29</b>



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Central Christchurch 8140

[www.milneconstruction.co.nz](http://www.milneconstruction.co.nz)

E: [james@milneconstruction.co.nz](mailto:james@milneconstruction.co.nz)

Area	Aspect	Repair	Measurement	Sub-Cont'	Hours	Qty	Rate	Unit	Measure	Rate	Sub Total	Materials	Area Total	Comments	Sub-Totals
Site Prep	Establishment	Establishment - Storage Container:	6x 40 Foot	\$ 27,000.00	hr	300	\$ 50.00				\$ 15,000.00	\$8,000.00	\$ 50,000.00		
Site Prep	Establishment	Establishment - Site Office		\$ 6,000.00							\$ -		\$ 6,000.00		
Site Prep	Sediment Control	Sediment Control - Install Perimeter Sediment Control and Monitor		\$ 10,000.00							\$ -		\$ 10,000.00		
Site Prep	Salvage	Salvage - Internal Doors to be Catalogued, Removed and Stored Carefully for Reuse	39		hr	110	\$ 50.00				\$ 5,500.00	\$585.00	\$ 6,085.00		
Site Prep	Salvage	Salvage - Exterior Windows, Skylights and Doors including Garage Door and Wrought Iron Gate to be Catalogued, Removed and Stored Carefully for Reuse	62x Windows 10x Ext Door 3x Skylights		hr	375	\$ 50.00				\$ 18,750.00	\$950.00	\$ 19,700.00		
Site Prep	Salvage	Salvage - Rimu, Mahogany and Oak Timber Wall Panelling including G01-4 Fireplace Joinery to be Catalogued, Removed and Stored Carefully for Reuse	362.01 m2		hr	500	\$ 50.00				\$ 25,000.00	\$585.00	\$ 25,585.00		
Site Prep	Salvage	Salvage - Cellar Door to be Catalogued, Removed and Stored Carefully for Reuse		\$ 450.00	hr	4	\$ 50.00				\$ 200.00	\$50.00	\$ 700.00	Note: No Key, Locksmith Required	
Site Prep	Salvage	Salvage - Cool Room to be Catalogued, Removed and Stored Carefully for Reuse		\$ 450.00	hr	16	\$ 50.00				\$ 800.00	\$100.00	\$ 1,350.00	DeGas Refridgeration Unit	
Site Prep	Salvage	Salvage - Gas Fire Places to be Catalogued, Removed and Stored Carefully for Reuse	14	\$ 1,600.00	hr	70	\$ 50.00				\$ 3,500.00	\$500.00	\$ 5,600.00	Gasfitter	
Site Prep	Salvage	Salvage - Oak and Rimu Ceiling Panelling to be Catalogued, Removed and Stored Carefully for Reuse	187.64 m2		hr	243	\$ 50.00				\$ 12,150.00	\$585.00	\$ 12,735.00		
Site Prep	Salvage	Salvage - Kitchen Joinery to be Catalogued, Removed and Stored Carefully for Reuse			hr	50	\$ 50.00				\$ 2,500.00	\$950.00	\$ 3,450.00		
Site Prep	Salvage	Salvage - Laundry Joinery including Butlers Sink to be Catalogued, Removed and Stored Carefully for Reuse			hr	30	\$ 50.00				\$ 1,500.00	\$200.00	\$ 1,700.00		
Site Prep	Salvage	Salvage - General Joinery, Shelving and Cupboards to be Catalogued, Removed and Stored Carefully for Reuse			hr	120	\$ 50.00				\$ 6,000.00	\$200.00	\$ 6,200.00		
Site Prep	Salvage	Salvage - Staircases and Balustrading to be Catalogued, Removed and Stored Carefully for Reuse			hr	80	\$ 50.00				\$ 4,000.00	\$200.00	\$ 4,200.00		
Site Prep	Salvage	Salvage - Feature Posts, Beams, Arches and Corbells to be Catalogued, Removed and Stored Carefully for Reuse			hr	120	\$ 50.00				\$ 6,000.00	\$950.00	\$ 6,950.00		
Site Prep	Salvage	Salvage - Bathroom Joinery & Fixtures to be Catalogued, Removed and Stored Carefully for Reuse. Disposal of Items being Replaced	8 x Towel Rails 3 x Toilet Roll Holders 1x Bidet 6 x Shower Mixer 2 x Shower Rose 6 x Shower Slide 3 x Basin & Taps 2 x Bath & Mixer Bath & Shower Freestanding 2 x Bath Surround 2 x Mirrors 1x Mirror Cabinet 6 x Shower Glass 9 x Toilet 8 x Vanity 8 x Waste		hr	80	\$ 50.00				\$ 4,000.00	\$200.00	\$ 4,200.00		
Site Prep	Floor	Floor - Remove, Dispose Red Wool Carpet	804.16 m2		hr	85	\$ 50.00				\$ 4,250.00	\$3,000.00	\$ 7,250.00	Note: PPE Required	
Site Prep	Floor	Floor - Remove and Dispose Solid Oak Parquet with Border	38.74 m2		hr	6	\$ 50.00				\$ 300.00	\$100.00	\$ 400.00		
Site Prep	Floor	Floor - Remove and Dispose Tiles including Shower Base	64.8 m2		hr	60	\$ 50.00				\$ 3,000.00	\$700.00	\$ 3,700.00		
Site Prep	Wall Linings	Wall Linings - Remove Combination of Gib, Lath & Plaster, Battens and Dispose	1343.37 m2		hr	671	\$ 50.00				\$ 33,550.00	\$5,850.00	\$ 39,400.00		
Site Prep	Wall Linings	Wall Linings - Remove and Dispose Tiles	246.23 m2		hr	123	\$ 50.00				\$ 6,150.00	\$2,250.00	\$ 8,400.00		
Site Prep	Wall Linings	Wall Linings - Remove and Store Fabric Panelling	54 Panels		hr	54	\$ 50.00				\$ 2,700.00	\$700.00	\$ 3,400.00		
Site Prep	Wall Linings	Wall Linings - Remove and Dispose Hardies Villaboard	246.23 m2		hr	123	\$ 50.00				\$ 6,150.00	\$1,260.00	\$ 7,410.00		
Site Prep	Wall Linings	Wall Linings - Remove and Dispose Brick and Brick/Timber/Plaster Combination	1428 m2		hr	642	\$ 50.00				\$ 32,100.00	\$7,000.00	\$ 39,100.00	1428 m2 Minus 10% for Openings	
Site Prep	Ceiling Linings	Ceiling Linings - Remove Combination of Gib, Lath & Plaster, Battens, Coved Sections and Dispose	657.10 m2		hr	328	\$ 50.00				\$ 16,400.00	\$3,150.00	\$ 19,550.00		
Site Prep	Ceiling - Moulding	Ceiling - Remove and Store Rimu Detailed Moulding	77.6 m		hr	120	\$ 50.00				\$ 6,000.00	\$510.00	\$ 6,510.00		
Site Prep	Ceiling Linings	Ceiling - Remove and Store T&G Detailed	13 m2		hr	25	\$ 50.00				\$ 1,250.00	\$225.00	\$ 1,475.00		
Site Prep	Curved Ceiling Scotia	Curved Ceiling Scotia - Remove, Store Oak	26 Panels		hr	18	\$ 50.00				\$ 900.00	\$250.00	\$ 1,150.00		
Site Prep	Picture Rail	Picture Rail - Remove and Dispose	52.3m		hr	26	\$ 50.00				\$ 1,300.00	\$250.00	\$ 1,550.00		
Site Prep	Dado Rail	Dado Rail - Remove and Dispose Oak	23m		hr	8	\$ 50.00				\$ 400.00	\$150.00	\$ 550.00		
Site Prep	Seating Platform	Seating Platform - Remove and Dispose Two Step Up	16 m2		hr	18	\$ 50.00				\$ 900.00	\$250.00	\$ 1,150.00		
Site Prep	Skirting	Skirting - Remove and Dispose MDF	319m		hr	40	\$ 50.00				\$ 2,000.00	\$250.00	\$ 2,250.00		
Site Prep	Chimneys	Chimneys - Remove, Dispose All Chimney Stacks inside Structure			hr	810	\$ 50.00				\$ 40,500.00	\$5,000.00	\$ 45,500.00		
Site Prep	Sub-Floor	Sub-Floor - Remove, Dispose Timber including all Piles	546 m2		hr	340	\$ 50.00				\$ 17,000.00	\$4,200.00	\$ 21,200.00		
Site Prep	Ground Works	Ground Works - Excavate Sub-Floor to New Clearances	164 m3		hr	300	\$ 50.00				\$ 15,000.00	\$4,920.00	\$ 19,920.00		
Site Prep	Porch Structure	Porch Structure - To Entrance, Remove and Store	3600W x 3000H		hr	40	\$ 50.00				\$ 2,000.00	\$950.00	\$ 2,950.00		
Site Prep	Balcony Structure	Balcony Structure - Remove and Store including Balustrade and Floor			hr	40	\$ 50.00				\$ 2,000.00	\$950.00	\$ 2,950.00	EF	
Site Prep	Boiler Plant Room	Boiler Plant Room - Remove Plant and Structure including Concrete Piles			hr	60	\$ 50.00				\$ 3,000.00	\$950.00	\$ 3,950.00		
Site Prep	Wall Cladding	Wall Cladding - Carefully Remove Triple Course Exterior Red Brick, Salvaging where able	435 m2		hr	870	\$ 50.00				\$ 43,500.00	\$18,000.00	\$ 61,500.00		
Site Prep	Wall Cladding	Wall Cladding - Remove Plaster and Red Brick In-Fill, Dispose	421 m2		hr	200	\$ 50.00				\$ 10,000.00	\$4,900.00	\$ 14,900.00		
Site Prep	Brick Paving	Brick Paving - Remove and Dispose Border with Paved Brick	329.6 m2	\$ 13,160.00							\$ -		\$ 13,160.00		
Site Prep	Corbells	Corbells - Remove and Store	77		hr	150	\$ 50.00				\$ 7,500.00	\$250.00	\$ 7,750.00		
Site Prep	Deck	Deck - Remove and Dispose Hardwood with Perimeter Foundation and Detailed Moulded Board	25 m2		hr	20	\$ 50.00				\$ 1,000.00	\$700.00	\$ 1,700.00		
Site Prep	Downpipes	Downpipe - Remove and Store Cast Iron with Rainhead and Coloursteel Combination	74.4m		hr	63	\$ 50.00				\$ 3,150.00	\$100.00	\$ 3,250.00		
Site Prep	Mouldings	Mouldings - Remove and Store Timber to Bay Window, 70mm and Verandah	47m		hr	10	\$ 50.00				\$ 500.00	\$100.00	\$ 600.00		

Site Prep	Plaster Mouldings	Plaster Mouldings - On-Site Mould Impression of Floral Mould Impression 400x400 (10) and Samuel Hirst Seager (2)		\$ 1,800.00	hr	4	\$ 50.00				\$ 200.00	\$100.00	\$ 2,100.00	Plastercraft	
Site Prep	Sub-Floor Vents	Sub-Floor Vents - Remove and Salvage Terracotta	Floor 12 Wall 2		hr	20	\$ 50.00				\$ 1,000.00	\$100.00	\$ 1,100.00		
Site Prep	Verandah Structure	Verandah Structure - Remove and Store Post, Beam, Arch Structure including Roof Framing	40m2		hr	60	\$ 50.00				\$ 3,000.00	\$500.00	\$ 3,500.00	NG-14	
Site Prep	Balcony Structure	Balcony Structure - Remove and Store Deck and Balustrade	2000W x 3000H x 1000D		hr	40	\$ 50.00				\$ 2,000.00	\$500.00	\$ 2,500.00	NF-10	
Site Prep	Verandah Structure	Verandah Structure - Remove and Dispose 4 Posts, Waterproofed, Dummy Rafters, Mouldings, T&G Soffit, Membrane Roof and Balustrading	2700W x 6000L 23m2		hr	50	\$ 50.00				\$ 2,500.00	\$500.00	\$ 3,000.00		
Site Prep	Site Prep G06, G07, G08	Site Prep G06, G07, G08 - Demolish and Dispose	38m2					m2	38.00	\$ 95.00	\$ -	\$500.00	\$ 500.00		
Site Preparation Sub-Total															\$ 519,730.00
Site Prep	Foundations	Foundations - Remove and Dispose Existing where Replacement is Required	269m	\$ 23,500.00							\$ -		\$ 23,500.00		
SubStructure	Foundations	Kings House Removals to Lift and Prop Structure and Relocate on New Framework:		\$ 233,444.00									\$ 233,444.00		
SubStructure	Foundations	Foundations - Supply and Install Type One 450x550 Foundation Footing including Uprstand, Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	20.00	\$ 1,840.00	\$ 36,800.00		\$ 36,800.00		
SubStructure	Foundations	Foundations - Supply and Install Type Two 330x550 Foundation Footing including Uprstand, Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	7.00	\$ 1,840.00	\$ 12,880.00		\$ 12,880.00		
SubStructure	Foundations	Foundations - Supply and Install Type Three 500x500 Foundation Footing including Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	15.00	\$ 1,840.00	\$ 27,600.00		\$ 27,600.00		
SubStructure	Foundations	Foundations - Supply and Install Type Four 150x500 Foundation Footing including Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	0.40	\$ 1,840.00	\$ 736.00		\$ 736.00		
SubStructure	Foundations	Foundations - Supply and Install Type Five 400x400 Foundation Footing including Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	6.00	\$ 1,840.00	\$ 11,040.00		\$ 11,040.00		
SubStructure	Foundations	Foundations - Supply and Install Type Six 500 RC Pad Foundation Footing including Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	15.00	\$ 1,840.00	\$ 27,600.00		\$ 27,600.00		
SubStructure	Foundations	Foundations - Supply and Install Type Seven 450x500 Foundation Footing including Uprstand, Excavation, Reinforcing Steel, Formwork, Concrete and Placing						m3	0.60	\$ 1,840.00	\$ 1,104.00		\$ 1,104.00		
SubStructure	Foundations	Foundations - Supply and Install Garage Slab to South East Corner 7.3x10m						m2	73.00	\$ 890.00	\$ 64,970.00		\$ 64,970.00		
SubStructure	Sub-Floor	Sub-Floor - Supply and Install Bearers, Joists, Polythene and Sheet Flooring						m2	473.00	\$ 260.00	\$ 122,980.00		\$ 122,980.00		
SubStructure Sub-Total															\$ 562,654.00
Wall Framing	Wall Framing	Wall Framing - Supply and Install New Timber Framing 150x50 Exterior Brick Walls						m2	435.00	\$ 98.00	\$ 42,630.00		\$ 42,630.00		
Wall Framing	Wall Framing	Wall Framing - Supply and Install New Timber Framing 100x50 Interior Walls						m2	294.00	\$ 88.00	\$ 25,872.00		\$ 25,872.00		
Wall Framing	Framing	Framing - Adjust First and Second Floors for Reconnector			hr	160	\$ 50.00				\$ 8,000.00	\$4,050.00	\$ 12,050.00		
Chimneys	Chimney Structures & Wall Framing	Chimney Structures & Wall Framing Supply and Install New Steel		\$ 198,218.10	hr	400	\$ 50.00				\$ 20,000.00	\$6,500.00	\$ 224,718.10		
Chimneys	Chimney Structures	Chimney Structures - Supply and Install Block Work and Concrete Breasts to Five Chimneys		\$ 2,800.00	hr	80	\$ 50.00				\$ 4,000.00	\$1,350.00	\$ 8,150.00		
Mid-Floors	Floor Joists	Floor Joists - Carry out Target Repairs including Flooring to Eliminate Deflection Issues:			hr	160	\$ 50.00				\$ 8,000.00	\$3,150.00	\$ 11,150.00		
Wall Framing	Wall Framing	Wall Framing - Straighten Exterior Only			hr	240	\$ 50.00				\$ 12,000.00	\$500.00	\$ 12,500.00		
Wall Framing	Insulation	Insulation - Supply and Install Walls, Interior Walls, Ceiling and Floor:					\$ 25.00	m2	3820.00	\$ 20.00	\$ 76,400.00		\$ 76,400.00		
Brick Work	Fireplaces	Fireplaces - Pulling Down and Numbering Bricks of Fireplaces, Relaying of Four Fireplaces		\$ 32,000.00							\$ -		\$ 32,000.00	Team Brick	
Walls and Framing Sub-Total															\$ 445,470.10
Wall Cladding	Bracing	Wall Cladding - Ply Bracing including All Hold Downs and Strapping						m2	846.00	\$ 75.00	\$ 63,450.00		\$ 63,450.00		
Wall Cladding	Building Paper	Building Paper - Supply and Install including Flashing Tape to All Openings						m2	846.00	\$ 15.00	\$ 12,690.00		\$ 12,690.00		
Site	Salvage	Salvage - ReFit Exterior Windows, Skylights and Exterior Doors	62x Windows 10x Ext Door 3x Skylights		hr	400	\$ 50.00				\$ 20,000.00	\$1,755.00	\$ 21,755.00	Note: Wrought Iron Gate KeyPad requires Locksmith	
Site	Salvage	Salvage - Supply and Install Missing Catches, Stays and Handles to Exterior Windows, Skylights and Doors including New Garage Doors and Existing Wrought Iron Gate			hr	150	\$ 50.00				\$ 7,500.00	\$5,250.00	\$ 12,750.00		
Wall Cladding	Cavity Battens	Cavity Battens - Supply and Install to Plaster Areas including All Flashing						m2	421.00	\$ 45.00	\$ 18,945.00		\$ 18,945.00		
Wall Cladding	Flashing	Flashing - Remove, Dispose and Replace Ledge Flashing to North/West Gable	3m		hr	12	\$ 50.00				\$ 600.00	\$600.00	\$ 1,200.00		
Wall Cladding	Lintels	Lintels - Supply and Install			hr	40	\$ 50.00				\$ 2,000.00	\$2,300.00	\$ 4,300.00		
Wall Cladding	Sub-Floor Vents	Sub-Floor Vents - Reinstall Terracotta	Floor 12 Wall 2		hr	20	\$ 50.00				\$ 1,000.00	\$1,900.00	\$ 2,900.00		
Wall Cladding	Fibre Cement Board	Fibre Cement Board - Supply and Install to Plaster Areas						m2	421.00	\$ 75.00	\$ 31,575.00		\$ 31,575.00		
Wall Cladding	Facings	Facings - Supply and Instal						m	1197.00	\$ 40.00	\$ 47,880.00		\$ 47,880.00		
Wall Cladding	Corbells	Corbells - Refit	77		hr	200	\$ 50.00				\$ 10,000.00	\$700.00	\$ 10,700.00		
Wall Cladding	Termination Moulding	Termination Moulding - Supply and Install						m	257.00	\$ 65.00	\$ 16,705.00		\$ 16,705.00		
Wall Cladding	Fascia	Fascia - Repairs where Required	166.6m		hr	150	\$ 50.00				\$ 7,500.00	\$2,500.00	\$ 10,000.00		
Wall Cladding	Wall Cladding	Wall Cladding - Supply and Install Rock Cote Cement Sheet System with a Pebble Dash Finish including Painting with Resene X200	421 m2	\$ 109,650.00							\$ -		\$ 109,650.00	Get Plastered	
Wall Cladding	Plaster Mouldings	Plaster Mouldings - Supply and Installation of Floral Mould Impression 400x400 (10) and Samuel Hirst Seager (2)		\$ 13,200.00							\$ -		\$ 13,200.00	Plastercraft	
Wall Cladding	Mouldings	Mouldings - Refit Timber to Bay Window, 70mm and Verandah						m	47.00	\$ 40.00	\$ 1,880.00		\$ 1,880.00		

Site	Salvage	Salvage - Prep and Paint Exterior Windows and Doors including Garage Door and Wrought Iron Gate	62x Windows 10x Ext Door					m2	217.62	\$ 140.00	\$ 30,466.80	\$ 30,466.80		
Garage	Cladding	Cladding - Prep and Paint Weatherboard Gable to Garage Area	3.6 m2					m2	3.60	\$ 35.00	\$ 126.00	\$ 126.00		
Wall Cladding	Facings	Facings - Prep and Paint						m	1197.00	\$ 20.00	\$ 23,940.00	\$ 23,940.00		
Wall Cladding	Termination Moulding	Termination Moulding - Prep and Paint						m	257.00	\$ 20.00	\$ 5,140.00	\$ 5,140.00		
Wall Cladding	Fascia	Fascia - Prep and Paint						m	166.60	\$ 30.00	\$ 4,998.00	\$ 4,998.00		
Wall Cladding	Soffits	Soffits - Prep and Paint						m	314.50	\$ 35.00	\$ 11,007.50	\$ 11,007.50		
Wall Cladding	Exposed Rafter	Exposed Rafter - Paint						m	63.00	\$ 35.00	\$ 2,205.00	\$ 2,205.00		
Wall Cladding	Sill Bricks	Sill Bricks - Cutting out of Sill Bricks on Existing House		\$ 4,500.00							\$ -	\$ 4,500.00	Team Brick	
Wall Cladding	Brick Work	Brick Work - Supply New Bricks, Supplying Sand, Cement and Ties, Cutting of Bricks, Laying of Bricks		\$ 92,600.00							\$ -	\$ 92,600.00	Team Brick	
Cladding Sub-Total														\$ 554,563.30
Roof	Roof Covering	Roof Covering - Remove Existing Metal to Flat Roof Areas, Re-Pitch Falls, Supply and Fit New Plywood ready for TPO Instal			hr	200	\$ 50.00				\$ 10,000.00	\$4,850.00	\$ 14,850.00	
Roof	Roof Covering	Roof Covering - Straighten Existing Roof, Replace any Timbers required ready for Roofer			hr	160	\$ 50.00				\$ 8,000.00	\$5,500.00	\$ 13,500.00	
Roof	Roof Covering	Roof Covering - Supply and Install 1.5mm Enviro Clad TPO to all Upper and Lower Flat Roof Areas		\$ 26,250.00							\$ -	\$ 26,250.00	Superior Roofing	
Roof	Roof Covering	Roof Covering - Remove Existing Plain Clay Roof Tile, Sort, Clean, Pallet. Supply and Install 15mm T&G Plywood fixed direct to Trusses or Existing Sarking (straightened by Builder). Supply and Install Peel and Stick Membrane to Plywood. Install Counter Batton. Install Existing Plain Tiles, Ridgings and Finals. Supply and Install Lead Flashings to Aprons Chimneys and Penetrations. Includes Deletion of Old Garage Structure		\$ 328,922.00							\$ -	\$ 328,922.00	Superior Roofing	
Roof	Roof Covering	Roof Covering - Supply of Extra New Plain Clay Tiles to Replace Existing Tiles for Full Re-Roo		\$ 88,750.00							\$ -	\$ 88,750.00		
Roof	Gutter	Gutter - Supply and Install New Copper						m	184.00	\$ 60.00	\$ 11,040.00	\$ 11,040.00		
Roof	Chimneys	Chimneys - Supply and Install Replica Chimney Sleeves	2	\$ 84,000.00							\$ -	\$ 84,000.00		
Roof	Downpipes	Downpipe - Refit Cast Iron with Rainhead and Coloursteel Combination including Painting	74.4m		hr	220	\$ 50.00				\$ 11,000.00	\$3,100.00	\$ 14,100.00	Note: Some ReCasting of New may be Required
Roof	Roof Covering	Roof - Remove, Dispose and Replace to Curved Bay Window	600W x 2000L 2m2		hr	40	\$ 50.00				\$ 2,000.00	\$700.00	\$ 2,700.00	
Roof	Roof Covering	Roof - Remove, Dispose and Replace Verandah	40m2				\$ 50.00				\$ -	\$ -		See Superior Roofing above
Roof	Roof Covering	Roof - Over Bay Window	1m2		hr	30	\$ 50.00				\$ 1,500.00	\$1,100.00	\$ 2,600.00	
Roof	Sewer Stack	Sewer Stack - Remove, Dispose and Replace Coloursteel Façade and Rainhead, PVC 100mm	3.1m		hr	7	\$ 50.00				\$ 350.00	\$200.00	\$ 550.00	
Roof Sub-Total														\$ 587,262.00
G01-1	Fireplace	Fireplace - Gas Back Splayed Corners Reinstal	1000W x 450D		hr	8	\$ 50.00				\$ 400.00	\$250.00	\$ 650.00	
G01-2	Hearth	Hearth - Winkleman with Feature Border Reinstal	1650W x 425D		hr	25	\$ 50.00				\$ 1,250.00	\$1,300.00	\$ 2,550.00	
G01-3	Mantel	Mantel - Small Heritage Brick Reinstal	1020H x 1650W		hr	25	\$ 50.00				\$ 1,250.00	\$500.00	\$ 1,750.00	
G01-4	Fireplace Joinery	Fireplace Joinery - Oak Joinery with Mirrors 'Q'vove', Copper Insert of Two Women Sitting on Chair x2 Reinstall and Polyurethane	9.87 m2 2264H x 4360W x 490D	\$ 2,566.00	hr	60	\$ 50.00				\$ 3,000.00	\$1,800.00	\$ 7,366.00	
G01-5	Wall Panelling	Wall Panelling - Oak Reinstall and Polyurethane	26.4m2 5.208m x 400H & 18.79m x 1230H	\$ 1,161.00	hr	105	\$ 50.00				\$ 5,250.00	\$1,267.00	\$ 7,678.00	
G01-6	Feature Joinery	Feature Joinery - Posts, Oak Beams & Oak Corbells Reinstall and Polyurethane	Posts x10 Beams 12.2m Corbells x 10	\$ 1,161.00	hr	105	\$ 50.00				\$ 5,250.00	\$500.00	\$ 6,911.00	
G01-7	Dado Rail	Dado Rail - Oak Reinstall and Polyurethane	23m	\$ 621.00	hr	14	\$ 50.00				\$ 700.00	\$724.00	\$ 2,045.00	
G01-8	Curved Ceiling Scotia	Curved Ceiling Scotia - Rebuild Curved Ceiling, Refit Oak (26) and Polyurethane	600H x 450W	\$ 1,040.00	hr	59	\$ 50.00				\$ 2,950.00	\$1,150.00	\$ 5,140.00	
G01-9	Ceiling Panels	Ceiling Panels - Oak (Window 1100Lx2560W 2.82m2) Reinstall and Polyurethane	27m2 6600L x 4.08W	\$ 1,188.00	hr	108	\$ 50.00				\$ 5,400.00	\$1,296.00	\$ 7,884.00	
G01-10	Skillon Oak Panels	Skillon Oak Panels - To Window Ceiling Reinstall and Polyurethane	3.68m2 1156W x 3180L	\$ 182.00	hr	17	\$ 50.00				\$ 850.00	\$198.00	\$ 1,230.00	
G01-11	Power Points	Power Points - Clipsal Horizontal Single	Five								\$ -	\$ -	See Electrical Below	
G01-12	Phone Jack	Phone Jack - Clipsal Horizontal Single	One								\$ -	\$ -	See Electrical Below	
G01-13	Window	Window - Cedar with Rimu Frame, 3 Sashes Prep and Polyurethane	1364W x 771H Oak Reveal 250D	\$ 224.00							\$ -	\$ 224.00		
G01-14	Bay Window	Bay Window - Leadlight to above Windows. Cedar Sashes & Revels, Brass Hardware Prep and Polyurethane x2	3176W x 1150D	\$ 2,624.00							\$ -	\$ 2,624.00		
G01-15	Interior Door	Interior Door - Oak Panelled, Brass Ring Handle Prep and Polyurethane	922W x 2100H	\$ 290.00							\$ -	\$ 290.00		
G01-16	Light Switch	Light Switch - 4 Gang	One								\$ -	\$ -	See Electrical Below	
G01-17	Curved Mantels	Curved Mantels - Oak x2 Reinstall and Polyurethane	350W x 180D & 425W x 220D	\$ 450.00	hr	6	\$ 50.00				\$ 300.00	\$80.00	\$ 830.00	
G01-18	Floor	Floor - Red Wool Carpet Supply and Install	49.81m2					m2	49.81	\$ 115.00	\$ 5,728.15	\$ 5,728.15	Feltex Grandoise 70oz Carpet	
G01-19	Wall Covering	Wall Covering - Supply and Install Textured Lining Paper, Painted to Walls, Coved/Curved Ceiling including New Git	22.19m2					m2	22.19	\$ 117.00	\$ 2,596.23	\$ 2,596.23		
G01 Sub-Total														\$ 55,496.38
G02-1	Exterior Door	Exterior Door - Rimu Front Door & Side Leadlights Prep and Polyurethane	6.69m2 2850W x 2346H	\$ 1,204.00							\$ -	\$ 1,204.00		
G02-2	Wall Panelling	Wall Panelling - Rimu Reinstall and Polyurethane	11.3m 25m2 2200H	\$ 496.00	hr	45	\$ 50.00				\$ 2,250.00	\$782.00	\$ 3,528.00	5m2 Rotten
G02-3	Feature Joinery	Feature Joinery - Posts, Beam & Arch Details to Feature Wall entering Lounge Reinstalling and Polyurethane	9.96m2 3545W x 2800H	\$ 550.00	hr	50	\$ 50.00				\$ 2,500.00	\$597.00	\$ 3,647.00	
G02-4	Feature Joinery	Feature Joinery - Rimu Beam and 2x Large Rimu Corbell Reinstall and Polyurethane	Beam 2585W 1180 900x750	\$ 520.00	hr	20	\$ 50.00				\$ 1,000.00	\$300.00	\$ 1,820.00	
G02-5	Feature Joinery	Feature Joinery - Hand Carved Newell, Post x2, Balustrade, Post x4 Corbells x6 Reinstall and Polyurethane	4455W x 2625H	\$ 1,300.00	hr	62	\$ 50.00				\$ 3,100.00	\$694.00	\$ 5,094.00	Post & Corbell Rotten
G02-6	Step & Landing	Step & Landing - Refit Stairs and Rebuild Landing	Step 1500W x 90D x 645 Rise Landing 4397W x 1386D		hr	45	\$ 50.00				\$ 2,250.00	\$470.00	\$ 2,720.00	
G02-7	Wall Panelling	Wall Panelling - Rimu Panelling to Landing Reinstall and Polyurethane	5.5m 870H	\$ 211.00	hr	19	\$ 50.00				\$ 950.00	\$336.00	\$ 1,497.00	1.11m2 Rotten

G02-8	Wall Covering	Wall Covering - Supply and Install Textured Lining Paper, Painted to Walls including Git	15.7m2					m2	15.70	\$ 117.00	\$ 1,836.90	\$ 1,836.90			
G02-9	Ceiling Panels	Ceiling Panels - Rimu with Detailed Double Scotia to Foyer Reinstall and Polyurethane	28.47m2 12.84 15.63	\$ 1,252.00	hr	114	\$ 50.00				\$ 5,700.00	\$1,366.00	\$ 8,318.00		
G02-10	Ceiling Panels	Ceiling Panels - Rimu Panels with Moulding and Single T&G Diagonal Scotia Reinstall and Polyurethane	3.89m2	\$ 171.00	hr	16	\$ 50.00				\$ 800.00	\$187.00	\$ 1,158.00		
G02-11	Feature Joinery	Feature Joinery - Rimu Pitched T&G Moulded Batten Scotia with Corbells and Posts Reinstall and Polyurethane	3m2 Corbells 4x Small 2x Large Posts x2	\$ 265.00	hr	55	\$ 50.00				\$ 2,750.00	\$660.00	\$ 3,675.00		
G02-12	Floor	Floor - Supply and Install Red Wool Carpet	35.12 m2					m2	35.12	\$ 115.00	\$ 4,038.80	\$ 4,038.80			
G02-13	Coat Hooks	Coat Hooks - Reinstal	Six		hr	2	\$ 50.00				\$ 100.00	\$50.00	\$ 150.00		
G02 Sub-Total														\$ 38,686.70	
G03-1	Floor	Floor - Solid Oak Parquet with Border Supply and Instal	38.74m2					m2	38.74	\$ 351.00	\$ 13,597.74	\$ 13,597.74			
G03-2	Kitchen Joinery	Kitchen Joinery - Kitchen Cabinets and Doors Ornate Colonial Style, Painted, Reinstall and Repair Existing Kitchen with Modification: Rangehood - 'Rosieres' In-Built Reinstall		\$ 21,000.00	hr		\$ 50.00				\$ -	\$ 21,000.00			
G03-3	Rangehood		One		hr	7	\$ 50.00				\$ 350.00	\$150.00	\$ 500.00		
G03-4	Bench Tops	Bench Tops - White Corian, stepped in around Windows Reinstal	600-830W x 7100L	\$ 6,500.00							\$ -		\$ 6,500.00		
G03-5	Fireplace	Fireplace - Gas Reinstal	730W x 500D		hr	8	\$ 50.00				\$ 400.00	\$250.00	\$ 650.00		
G03-6	Fire Surround	Fire Surround - Marble Surround & Hearth Reinstal	1800W x 1200H x 350D		hr	30	\$ 50.00				\$ 1,500.00	\$2,100.00	\$ 3,600.00		
G03-7	Wall Covering	Wall Covering - Supply and Install White Subway Ceramic Wall Tiles 100x400	5.29m2					m2	5.29	\$ 250.00	\$ 1,322.50	\$ 1,322.50			
G03-8	Cellar Door	Cellar Door - Black Solid Steel Cage with Frosted Glass Backing Reinstal Skirting - Painted Mdf 230H Supply and Instal	1100W x 2122H		hr	5	\$ 50.00				\$ 250.00	\$50.00	\$ 300.00		
G03-9	Skirting		9.5m					m	9.50	\$ 55.00	\$ 522.50	\$ 522.50			
G03-10	Interior Door	Interior Door - Rimu Panelled Door and Architrave, 1/2 Paint - 1/2 Varnish to Kitchen/Entrance Prep and Polyurethane	810W x 1970H	\$ 290.00							\$ -	\$ 290.00			
G03-11	Interior Door	Interior Door - Double French Door with Glass Panelling, 1/2 Paint - 1/2 Varnish to Kitchen/Servants Hallway Prep and Polyurethane/Pain	1700W x 1970H	\$ 390.00							\$ -	\$ 390.00			
G03-12	Window	Window - Leadlight Prep and Polyurethane	2621W x 1236H	\$ 504.00							\$ -	\$ 504.00			
G03-13	Window	Window - Leadlight Prep and Polyurethane	1644W x 1229H	\$ 310.00							\$ -	\$ 310.00			
G03-14	Window	Window - Double Hung Sash Prep, Polyurethane and Repair	800W x 1375H	\$ 168.00	hr	5	\$ 50.00				\$ 250.00	\$ 418.00	Rotten		
G03-15	Wall Covering	Wall Covering - Straighten, Supply and Install Gib, Stopping and Pain	77.4m2					m2	77.40	\$ 75.00	\$ 5,805.00	\$ 5,805.00			
G03-16	Ceiling	Ceiling - Straighten, Supply and Install Gib, Stopping and Pain	44.2m2					m2	44.20	\$ 75.00	\$ 3,315.00	\$ 3,315.00			
G03-17	Plumbing	Plumbing - To Fridge									\$ -	\$ -	See Plumbing Below		
G03-18	Gas	Gas - To Stove									\$ -	\$ -	See Gas Below		
G03-19	Light Fitting	Light Fitting	Twenty								\$ -	\$ -	See Electrical Below		
G03-20	Speakers	Speakers	Two								\$ -	\$ -	See Electrical Below		
G03-21	Smoke Alarms	Smoke Alarms	Two								\$ -	\$ -	See Fire Below		
G03 Sub-Total														\$ 59,024.74	
G04-1	Floor	Floor - Supply and Install Garage Carpet	73m2					m2	73.00	\$ 42.00	\$ 3,066.00	\$ 3,066.00			
G04-2	Garage Doors	Garage Doors - Supply and Install Double and Single Cedar including Framing		\$ 7,380.00	hr	16	\$ 50.00				\$ 800.00	\$590.00	\$ 8,770.00		
G04-3											\$ -	\$ -			
G04-4											\$ -	\$ -			
G04-5											\$ -	\$ -			
G04-6											\$ -	\$ -			
G04-7	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	73m2 2769H					m2	73.00	\$ 75.00	\$ 5,475.00	\$ 5,475.00			
G04-8	Ceiling	Ceiling - Supply and Install New Gib, Stopping and Pain!	73m2					m2	73.00	\$ 75.00	\$ 5,475.00	\$ 5,475.00			
G04-9	Light Fitting	Light Fitting	Ten								\$ -	\$ -	See Electrical Below		
G04-10	Skirting	Skirting - Painted Mdf 230H Supply and Instal						m	38.00	\$ 45.00	\$ 1,710.00	\$ 1,710.00	See Electrical Below		
G04-11	Security Alarm	Security Alarm	One								\$ -	\$ -	See Electrical Below		
G04-12											\$ -	\$ -	See Electrical Below		
G04-13	Window	Window - Open Sash Prep and Polyurethane	1654W x 1294H	\$ 336.00							\$ -	\$ 336.00			
G04-14	Window	Window - Open Sash Prep and Polyurethane	1388W x 1119H	\$ 231.00							\$ -	\$ 231.00			
G04-15	Interior Door	Interior Door - Rimu Double Solid French Door Prep and Polyurethane	1500W x 2000H	\$ 580.00							\$ -	\$ 580.00			
G04 New Garage Sub-Total														\$ 25,643.00	
G05-1	Floor	Floor - Red Wool Carpet Supply and Install	6m2					m2	6	\$ 115.00	\$ 690.00	\$ 690.00			
G05-2	Wall Panelling	Wall Panelling - Rimu Reinstall and Polyurethane	4.7m2 5.25m x 900H	\$ 233.00	hr	21	\$ 50.00				\$ 1,050.00	\$254.00	\$ 1,537.00		
G05-3	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	20m2					m2	20	\$ 75.00	\$ 1,500.00	\$ 1,500.00			
G05-4	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	7m2					m2	7	\$ 75.00	\$ 525.00	\$ 525.00			
G05-5	Light Fitting	Light Fitting	Three								\$ -	\$ -	See Electrical Below		
G05-6	Speakers	Speakers	One								\$ -	\$ -	See Electrical Below		
G05 Sub-Total														\$ 4,252.00	
G06-1											\$ -	\$ -			
G06-2											\$ -	\$ -			
G06-3											\$ -	\$ -			
G06-4											\$ -	\$ -			
G06-5											\$ -	\$ -	See Electrical Below		
G06-6											\$ -	\$ -	See Electrical Below		
G06-7											\$ -	\$ -			
G06-8											\$ -	\$ -			
G06 Sub-Total														\$ -	
G07-1											\$ -	\$ -			
G07-2											\$ -	\$ -			
G07-3											\$ -	\$ -			
G07-4											\$ -	\$ -			
G07-5											\$ -	\$ -	See Electrical Below		
G07-6											\$ -	\$ -			
G07-7											\$ -	\$ -			
G07-8											\$ -	\$ -	See Electrical Below		
G07-9											\$ -	\$ -	See Electrical Below		
G07 Sub-Total														\$ -	
G08-1											\$ -	\$ -	Water Damaged		
G08-2											\$ -	\$ -			
G08-3											\$ -	\$ -			
G08-4											\$ -	\$ -	Water Damaged		
G08-5											\$ -	\$ -	See Electrical Below		
G08-6											\$ -	\$ -			
G08-7											\$ -	\$ -			
G08-8											\$ -	\$ -	See Electrical Below		
G08 Sub-Total														\$ -	
G09-1											\$ -	\$ -			
G09-2											\$ -	\$ -			
G09-3											\$ -	\$ -			
G09-4											\$ -	\$ -			
G09-5											\$ -	\$ -			
G09-6											\$ -	\$ -			
G09-7											\$ -	\$ -			
G09-8											\$ -	\$ -			
G09-9											\$ -	\$ -			





G18-1	Floor	Floor - Red Wool Carpet Supply and Install	12.3m2					m2	12.30	\$ 115.00	\$ 1,414.50		\$ 1,414.50	Water Damaged Room	
G18-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	27m2	\$ 1,188.00	hr	108	\$ 50.00				\$ 5,400.00	\$1,296.00	\$ 7,884.00		
G18-3	Interior Door	Interior Door - Rimu Stained with Leadlight Arch. Prep and Polyurethane	810W x 1970H	\$ 290.00							\$ -		\$ 290.00		
G18-4	Exterior Door	Exterior Door - Rimu Stained with Leadlight Arch and Sidelight. Prep and Polyurethane	1400W x 1970H	\$ 526.00							\$ -		\$ 526.00		
G18-5	Wall Covering	Wall Covering - Embossed Wallpaper, Painted. Supply Gib, Stopping, Embossed Wallpaper and Paint	22m2					m2	22	\$ 117.00	\$ 2,574.00		\$ 2,574.00		
G18-6	Ceiling	Ceiling - Rimu. Supply and Install New, Prep and Polyurethane	5.6m2	\$ 246.00	hr	22.00	\$ 50.00				\$ 1,100.00	\$537.00	\$ 1,883.00	Rotten	
G18-7	Ceiling	Ceiling - Lath & Plaster. Supply and Install Gib, Stopping and Pain	5.6m2					m2	5.60	\$ 75.00	\$ 420.00		\$ 420.00		
G18-8	Archway	Archway - Timber and Brick. Rebuild Archway with Gib and Plaster			hr	14	\$ 50.00				\$ 700.00	\$225.00	\$ 925.00		
G18-9	Wall Covering	Wall Covering - Brick	49m2								\$ -		\$ -	Covered under Wall Framing	
G18-10	Feature Joinery	Feature Joinery - Square Rimu Opening. Reinstall, Prep and Polyurethane	1084W x 2057H	\$ 144.00	hr	6	\$ 50.00				\$ 300.00	\$171.00	\$ 615.00		
G18-11	Light Fitting	Light Fitting	Two									\$ -	\$ -	See Electrical Below	
G18 Sub-Total															\$ 16,531.50
G19-1	Floor	Floor - Red Wool Carpet Supply and Install	12m2					m2	12	\$ 115.00	\$ 1,380.00		\$ 1,380.00		
G19-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	22m2	\$ 968.00	hr	88	\$ 50.00				\$ 4,400.00	\$1,056.00	\$ 6,424.00		
G19-3	Wall Covering	Wall Covering - Embossed Wallpaper, Painted. Supply Gib, Stopping, Embossed Wallpaper and Paint	14m2					m2	14	\$ 130.00	\$ 1,820.00		\$ 1,820.00		
G19-4	Wall Covering	Wall Covering - Brick and Timber	36m2								\$ -		\$ -	Covered under Wall Framing	
G19-5	Shelving	Shelving - Rimu, 2 Shelves. Reinstall and Polyurethane	1400W x 900H	\$ 135.00	hr	7	\$ 50.00				\$ 350.00	\$135.00	\$ 620.00		
G19-6	Ceiling	Ceiling - Rimu. Reinstall and Polyurethane	12m2	\$ 594.00	hr	54	\$ 50.00				\$ 2,700.00	\$648.00	\$ 3,942.00		
G19-7	Skylight	Skylight - Leadlight and Stained Glass, 8 Panes. Refit Timber Panelling and Beads, Polyurethane	1000W x 2800L	\$ 261.00	hr	7	\$ 50.00				\$ 350.00	\$144.00	\$ 755.00		
G19-8	Track Lights	Track Lights	Eight								\$ -		\$ -	See Electrical Below	
G19 Sub-Total															\$ 14,941.00
G20-1	Floor	Floor - Red Wool Carpet Supply and Install	76m2					m2	76	\$ 115.00	\$ 8,740.00		\$ 8,740.00		
G20-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	52m2	\$ 2,244.00	hr	208	\$ 50.00				\$ 10,400.00	\$2,496.00	\$ 15,140.00		
G20-3	Hearth	Hearth - Small Brick. Supply and Install	1500W x 400D								\$ -		\$ -	See Team Brick	
G20-4	Fireplace	Fireplace - Gas Splayed Corners Reinstall	1000W x 500D		hr	8	\$ 50.00				\$ 400.00	\$250.00	\$ 650.00		
G20-5	Mantle	Mantle - Oak with Mirror. Reinstall and Polyurethane	1800W x 1850H	\$ 468.00	hr	12	\$ 50.00				\$ 600.00	\$189.00	\$ 1,257.00		
G20-6	Cupboard	Cupboard - Rimu & Cedar Pool Cue. Reinstall and Polyurethane	800W x 1500H	\$ 234.00	hr	6	\$ 50.00				\$ 300.00	\$135.00	\$ 669.00		
G20-7	Window	Window - Leadlight. Prep and Polyurethane	1900W x 1400H	\$ 430.00							\$ -		\$ 430.00		
G20-8	Window	Window - Bay Leadlight with Exerior Cedar Door 480W. Prep and Polyurethane	3300W x 1900H	\$ 1,015.00							\$ -		\$ 1,015.00		
G20-9	Window	Window - Leadlight with Shutters. Prep and Polyurethane	1900W x 1400H	\$ 478.00							\$ -		\$ 478.00		
G20-10	Window	Window - Leadlight Angled x2. Prep and Polyurethane	1100W x 1000H	\$ 396.00							\$ -		\$ 396.00		
G20-11	Window	Window - Leadlight High x4. Prep and Polyurethane	600W x 1100H	\$ 475.00							\$ -		\$ 475.00		
G20-12													\$ -		
G20-13													\$ -		
G20-14													\$ -	See Team Brick	
G20-15													\$ -		
G20-16	Wall Covering	Wall Covering - Brick	120m2								\$ -		\$ -	Covered under Wall Framing	
G20-17	Wall Covering	Wall Covering - Wallpaper, Painted. Supply Gib, Stopping and Pain	46m2					m2	46	\$ 75.00	\$ 3,450.00		\$ 3,450.00		
G20-18	Interior Door	Interior Door - Rimu. Prep and Polyurethane	860W x 2100H	\$ 290.00							\$ -		\$ 290.00		
G20-19	Ceiling	Ceiling - Detailed Rimu with Vaulted Ceiling Rafter. Repair Water Damaged Sections, Reinstall and Polyurethane	76m2 6700W x 11500L x 6500 Tal	\$ 3,762.00	hr	90	\$ 50.00				\$ 4,500.00	\$1,980.00	\$ 10,242.00	Water Damaged Sections	
G20 Sub-Total															\$ 43,232.00
G21-1	Floor	Floor - Red Wool Carpet Supply and Install	31m2					m2	31	\$ 115.00	\$ 3,565.00		\$ 3,565.00		
G21-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	33m2	\$ 1,452.00	hr	132	\$ 50.00				\$ 6,600.00	\$1,584.00	\$ 9,636.00		
G21-3	Window	Window - Leadlight x2. Prep and Polyurethane	1200W x 1600H	\$ 621.00							\$ -		\$ 621.00		
G21-4	Window	Window - Bay with Exterior Door, Leadlight to Top Only. Prep and Polyurethane	2800W x 2300H	\$ 1,043.00							\$ -		\$ 1,043.00		
G21-5	Hearth	Hearth - Brick	1070W x 400D								\$ -		\$ -	See Team Brick	
G21-6	Mantle	Mantel - Rimu. Reinstall and Polyurethane	1450W x 1450H	\$ 207.00	hr	8	\$ 50.00				\$ 400.00	\$150.00	\$ 757.00		
G21-7	Fireplace	Fireplace - Gas. Reinstal	750W x 300D		hr	8	\$ 50.00				\$ 400.00	\$250.00	\$ 650.00		
G21-8	Interior Door	Interior Door - Rimu. Prep and Polyurethane	860W x 2100H	\$ 290.00							\$ -		\$ 290.00		
G21-9	Wall Covering	Wall Covering - Brick and Timber	62m2								\$ -		\$ -	Covered under Wall Framing	
G21-10	Wall Covering	Wall Covering - Wallpaper, Painted. Supply Gib, Stopping and Pain	27m2					m2	27	\$ 75.00	\$ 2,025.00		\$ 2,025.00		
G21-11	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain	31m2					m2	31.00	\$ 75.00	\$ 2,325.00		\$ 2,325.00		
G21 Sub-Total															\$ 20,912.00
G22-1	Floor	Floor - Red Wool Carpet Supply and Install	63m2					m2	63	\$ 115.00	\$ 7,245.00		\$ 7,245.00		
G22-2	Skirting	Skirting - Bevelled, Painted Mdf 230H. Supply and Instal	22m					m	22	\$ 45.00	\$ 990.00		\$ 990.00		
G22-3	Feature Joinery	Feature Joinery - Post & Beam Detailing. Reinstall and Polyurethane	40m	\$ 1,980.00	hr	54	\$ 50.00				\$ 2,700.00	\$2,160.00	\$ 6,840.00		
G22-4	Picture Rail	Picture Rail - Double Moulded 150mm. Reinstall, Prep and Pain	22m					m	22	\$ 50.00	\$ 1,100.00		\$ 1,100.00		
G22-5	Interior Door	Interior Door - Panelled, Painted. Prep and Paint	1000W x 2000H	\$ 290.00							\$ -		\$ 290.00		
G22-6	Interior Door	Interior Door - Panelled, 1/2 Painted and 1/2 Varnish. Prep and Varnish/Pain	910W x 2000H	\$ 290.00							\$ -		\$ 290.00		
G22-7	Fire Surround	Fire Surround - Rimu, Painted. Reinstall, Prep and Pain	3400W x 2200H	\$ 342.00	hr	20	\$ 50.00				\$ 1,000.00	\$350.00	\$ 1,692.00		
G22-8	Hearth	Hearth - Small Brick	2800W x 500D								\$ -		\$ -	See Team Brick	
G22-9	Fireplace	Fireplace - Gas. Reinstal	1040W x 470D		hr	8	\$ 50.00				\$ 400.00	\$250.00	\$ 650.00		
G22-10													\$ -	See Team Brick	
G22-11													\$ -	See Team Brick	
G22-12													\$ -	See Team Brick	
G22-13													\$ -	See Team Brick	
G22-14													\$ -		
G22-15													\$ -	Rotten	
G22-16	Cornice	Cornice - Rimu, Painted. Repair where Required, Reinstall, Prep and Paint	74m x 120H					m	74	\$ 45.00	\$ 3,330.00		\$ 3,330.00		

G22-17	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Paint	87m2						m2	87	\$ 75.00	\$ 6,525.00		\$ 6,525.00		
G22-18												\$ -		\$ -	Covered under Wall Framing	
G22-19	Window	Window - Rimu and Cedar. Prep and Paint/Polyurethane	3100W x 1900H	\$ 954.00								\$ -		\$ 954.00		
G22-20	Exterior Door	Exterior Door - Cedar and Rimu French Doors. Prep and Paint/Polyurethane	1200W x 2100H	\$ 410.00								\$ -		\$ 410.00		
G22-21	Window	Window - Cedar and Rimu Bay Window with Exterior French Door. Prep and Paint/Polyurethane	2500W x 2200H x 700D	\$ 1,389.00								\$ -		\$ 1,389.00		
G22-22	Ceiling	Ceiling - Supply and Install Gib, Stopping and Paint	63m2						m2	63	\$ 75.00	\$ 4,725.00		\$ 4,725.00		
G22 Sub-Total																\$ 36,430.00
G23-1	Floor	Floor - Red Wool Carpet Supply and Install	5.38m2						m2	5.38	\$ 115.00	\$ 618.70		\$ 618.70		
G23-2	Skirting	Skirting - Painted Mdf 230H. Supply and Install	8m						m	8	\$ 45.00	\$ 360.00		\$ 360.00		
G23-3	Bar Joinery	Bar Joinery - Cabinet with Black Stone Bench Top. Reinstall HWC - 'Rheem' 27/04/05 25 Litre Mains Pressure. Reinstall	1600L x 610D x 40 Thick Cabinet 970W x 600D		hr	12	\$ 50.00					\$ 600.00	\$200.00	\$ 800.00		
G23-4	HWC		405D x 385H	\$ 350.00								\$ -		\$ 350.00		
G23-5	Sink Mixer	Sink Mixer - Supply and Install New	One									\$ -	\$550.00	\$ 550.00		
G23-6	Feature Joinery	Feature Joinery - Rimu Detailed Panel with Glass Door. Reinstall and Polyurethane	805W x 1575H	\$ 261.00	hr	4	\$ 50.00					\$ 200.00	\$80.00	\$ 541.00		
G23-7	Shelving	Shelving - Rimu, 4 Shelves. Reinstall and Polyurethane	860W x 500D	\$ 144.00	hr	5	\$ 50.00					\$ 250.00	\$50.00	\$ 444.00		
G23-8	Corbells	Corbells - Rimu Detailed. Reinstall and Polyurethane	1560W x 600H	\$ 135.00	hr	4	\$ 50.00					\$ 200.00	\$100.00	\$ 435.00		
G23-9	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Painting	20.3m2						m2	20.30	\$ 75.00	\$ 1,522.50		\$ 1,522.50		
G23-10	Window	Window - Leadlight Obscure Exterior. Install New, Prep and Polyurethane	560W x 860H	\$ 831.00	hr	6	\$ 50.00					\$ 300.00	\$50.00	\$ 1,181.00	Rotten	
G23-11	Ceiling	Ceiling - Supply and Install Gib, Stopping and Painting	6.5m2						m2	6.50	\$ 75.00	\$ 487.50		\$ 487.50		
G23-12	Ceiling	Ceiling - Rimu Detailed Moulding. Reinstall and Polyurethane	21.6m						m	21.60	\$ 50.00	\$ 1,080.00		\$ 1,080.00		
G23 Sub-Total																\$ 8,369.70
GCellar-1	Wine Storage	Wine Storage - Remove, Store and Refit Terracotta Pipe			hr	16	\$ 50.00					\$ 800.00	\$200.00	\$ 1,000.00		
G-Cellar Sub-Total																\$ 1,000.00
F01-1	Floor	Floor - Red Wool Carpet Supply and Install	39.74m2						m2	39.74	\$ 115.00	\$ 4,570.10		\$ 4,570.10		
F01-2	Skirting	Skirting - Painted Mdf 230H Supply and Install	29m						m	29	\$ 45.00	\$ 1,305.00		\$ 1,305.00		
F01-3														\$ -		
F01-4														\$ -		
F01-5														\$ -		
F01-6														\$ -	See Team Brick	
F01-7														\$ -		
F01-8														\$ -		
F01-9														\$ -		
F01-10	Feature Joinery	Feature Joinery - Rimu, Detailed Post and Corbell Detail with 5x Wooden Insert Panels. Repair where Required, Reinstall, Prep and Paint	Posts x 5 Corbells & Arches x 13	\$ 972.00	hr	50	\$ 50.00					\$ 2,500.00	\$300.00	\$ 3,772.00		
F01-11	Picture Rail	Picture Rail - 75mm Painted Rimu. Supply and Install New, Prep and Paint	30.3m						m	30.30	\$ 25.00	\$ 757.50		\$ 757.50		
F01-12	Window	Window - Leadlight 21 Pane LHS Bay Window with a 1m Return. Prep and Paint	3300W x 1800H	\$ 962.00								\$ -		\$ 962.00		
F01-13	Window	Window - Leadlight, 2 Pane with Arched Top Section. Prep and Paint	700W x 1400H	\$ 158.00								\$ -		\$ 158.00		
F01-14	Window	Window - Leadlight, 4 Pane. Prep and Paint	2600W x 1400H	\$ 589.00								\$ -		\$ 589.00		
F01-15	Vent	Vent - Detailed Ceiling Vent. Supply and Install New	One		hr	1	\$ 50.00					\$ 50.00	\$20.00	\$ 70.00		
F01-16	Exterior Door	Exterior Door - Leadlight, Rimu, 3 Pane. Prep and Paint	760W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F01-17	Exterior Door	Exterior Door - Leadlight, Rimu, 3 Pane. Prep and Paint	760W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F01-18	Ceiling	Wall Covering - Supply and Install Gib, Stopping and Paint	60m2						m2	60	\$ 75.00	\$ 4,500.00		\$ 4,500.00		
F01-19	Interior Door	Interior Door - Rimu, Painted. Prep and Paint	860W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F01-20	Interior Door	Interior Door - Rimu, Painted. Prep and Paint	730W x 2100H	\$ 290.00								\$ -		\$ 290.00	Bathroom Door	
F01-21	Floor	Floor - Black Tiles with Marble Border. Supply and Install New Tiles including Tile Backing, Waterproofing and Underfloor Heating	3.8m2						m2	3.80	\$ 435.00	\$ 1,653.00		\$ 1,653.00		
F01-22	Waste	Waste - Floor and Shower. Supply and Install New	Two	\$ 684.00								\$ -		\$ 684.00		
F01-23	Shower Glass	Shower Glass - Including Door. Supply and Install New		\$ 1,900.00								\$ -		\$ 1,900.00		
F01-24	Wall Covering	Wall Covering - Tan Tile to All Walls Supply and Install	19.5m2						m2	19.50	\$ 200.00	\$ 3,900.00		\$ 3,900.00		
F01-25	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Paint	19.5m2						m2	19.50	\$ 75.00	\$ 1,462.50		\$ 1,462.50		
F01-26	Vanity	Vanity - Wall Hung Colonial. Reinstall Vanity and Replace Tap	500W x 400D	\$ 550.00								\$ -		\$ 550.00		
F01-27	Mirror Cabinet	Mirror Cabinet - Detailed Colonial, Painted. Reinstall, Prep and Paint	650W x 1300H x 150D	\$ 144.00	hr	3	\$ 50.00					\$ 150.00	\$20.00	\$ 314.00		
F01-28	Accessories	Accessories - 10 Bar Towel Rail. Reinstall	One						no	1	\$ 75.00	\$ 75.00		\$ 75.00		
F01-29	Toilet	Toilet - Freestanding Colonial. Supply and Install New	One	\$ 1,100.00								\$ -		\$ 1,100.00		
F01-30	Shower Mixer	Shower Mixer - Supply and Install	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F01-31	Shower Slide	Shower Slide - Supply and Install	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F01-32	Basin Taps	Basin Taps - Supply and Install	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F01-33	Exterior Door	Exterior Door - Rimu, Leadlight, 2 Pane, Painted. Prep and Paint	500W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F01-34	Ceiling	Ceiling - Supply and Install Gib, Stopping and Paint	3.8m2						m2	3.80	\$ 75.00	\$ 285.00		\$ 285.00		
F01 Sub-Total																\$ 31,707.10
F02-1	Floor	Floor - Red Wool Carpet Supply and Install	17m2						m2	17	\$ 115.00	\$ 1,955.00		\$ 1,955.00		
F02-2	Skirting	Skirting - Painted Mdf 230H Supply and Install	16m						m	16	\$ 45.00	\$ 720.00		\$ 720.00		
F02-3	Exterior Door	Exterior Door - Leadlight, Rimu, 3 Pane, Painted. Prep and Paint	670W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F02-4	Window	Window - Leadlight, 4 Pane. Prep and Paint	1400W x 1700H	\$ 385.00								\$ -		\$ 385.00		
F02-5	Feature Joinery	Feature Joinery - Rimu, 2x Posts, 2x Corbells. Reinstall, Prep and Paint	2700W x 2600H	\$ 216.00	hr	8	\$ 50.00					\$ 400.00	\$80.00	\$ 696.00		
F02-6	Interior Door	Interior Door - Rimu, 1/2 Painted and 1/2 Varnish. Prep and Varnish/Paint	860W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F02-7	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Painting	44m2						m2	44	\$ 75.00	\$ 3,300.00		\$ 3,300.00		
F02-8	Ceiling	Ceiling - Supply and Install Gib, Stopping and Paint	17m2						m2	17	\$ 75.00	\$ 1,275.00		\$ 1,275.00		
F02-9	Shower Glass	Shower Glass - Including Door. Supply and Install New	1150W x 1920H	\$ 1,900.00								\$ -		\$ 1,900.00		



F02-10	Floor	Floor - Black Stone Tile. Supply and Install including Tile Underla	2.1m2						m2	2	\$ 305.00	\$ 640.50		\$ 640.50	Shower Room	
F02-11	Waste	Waste - Floor & Shower. Supply and Instal	Two	\$ 684.00								\$ -		\$ 684.00		
F02-12	Vanity	Vanity - Corner Wall Hung with Taps. Reinstall Vanity and Replace Taps	350 x 350	\$ 550.00								\$ -		\$ 550.00		
F02-13	Wall Covering	Wall Covering - Black Stone Tile. Supply and Instal	15m2						m2	15	\$ 250.00	\$ 3,750.00		\$ 3,750.00		
F02-14	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Paintinc	15m2						m2	15	\$ 75.00	\$ 1,125.00		\$ 1,125.00		
F02-15	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	2m2						m2	2	\$ 75.00	\$ 150.00		\$ 150.00		
F02-16	Shower Mixer	Shower Mixer - Supply and Instal	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F02-17	Shower Slide	Shower Slide - Supply and Instal	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F02 Sub-Total																\$ 18,810.50
F03-1	Floor	Floor - Tiled with Mosaic Detail. Supply and Install Winkleman including Tile Underlay, Waterproofing and Underfloor Heating	8m2						m2	8	\$ 505.00	\$ 4,040.00		\$ 4,040.00		
F03-2	Wall Covering	Wall Covering - Tiled with Mosaic Detail. Supply and Install Winkleman	17m2 1400H						m2	17	\$ 395.00	\$ 6,715.00		\$ 6,715.00		
F03-3	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	32m2						m2	32	\$ 75.00	\$ 2,400.00		\$ 2,400.00		
F03-4	Interior Door	Interior Door. Supply and Install, Prep and Pain!	810W x 2100H	\$ 290.00	hr	4	\$ 50.00					\$ 200.00	\$1,250.00	\$ 1,740.00	Door Missing	
F03-5	Bidet	Bidet - Antique Marble. Reinstal	One	\$ 390.00								\$ -		\$ 390.00		
F03-6	Bath & Shower	Bath & Shower - Antique Shower Over 'Twyfords' Freestanding Bath, Popup Waste. Reinstall	One	\$ 390.00	hr	2	\$ 50.00					\$ 100.00		\$ 490.00		
F03-7	Window	Window - Leadlight. Prep and Pain	1100W x 1500H	\$ 267.00								\$ -		\$ 267.00		
F03-8	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	8m2						m2	8	\$ 75.00	\$ 600.00		\$ 600.00		
F03-9	Light Fitting	Light Fitting - Marble/Stone Wal	Five 350W									\$ -		\$ -	See Electrical Below	
F03-10	Hand Rail	Hand Rail - Reinstal	950W		hr	2	\$ 50.00					\$ 100.00	\$25.00	\$ 125.00		
F03 Sub-Total																\$ 16,767.00
F04-1	Floor	Floor - Black Tiles with Marble Border. Supply and Install New Tiles including Tile Backing, Waterproofing and Underfloor Heating	8.6m2						m2	9	\$ 435.00	\$ 3,741.00		\$ 3,741.00		
F04-2	Vanity	Vanity - With Four Mirrors, Wall Panelling and Joinery on top of Vanity, Black Stone Top. Reinstall Vanity and Install New Taps	2300L x 530D Joinery 4200L x 1500H	\$ 300.00	hr	12	\$ 50.00					\$ 600.00	\$600.00	\$ 1,500.00		
F04-3	Bath	Bath - Built-in 'Clearlite' Spa. Reinstall	One	\$ 450.00	hr	2	\$ 50.00					\$ 100.00	\$100.00	\$ 650.00		
F04-4	Bath Surround	Bath Surround - Built-in Stone Edge, Painted Detail to Base, Stone Step. Reinstall, Prep and Pain!	1300W x 630H x 2000L	\$ 250.00	hr	14	\$ 50.00					\$ 700.00	\$200.00	\$ 1,150.00		
F04-5	Accessories	Accessories - 10 Bar Towel Rail. Supply and Install New	One		hr	4	\$ 50.00					\$ 200.00	\$380.00	\$ 580.00	Rusted	
F04-6	Toilet	Toilet - Heritage Style Freestanding. Supply and Install New	One	\$ 1,100.00								\$ -		\$ 1,100.00		
F04-7	Shower Glass	Shower Glass - Two Sided Enclosure. Supply and Install Nev	1100W x 1150W x 2000H	\$ 1,900.00								\$ -		\$ 1,900.00		
F04-8	Wall Covering	Wall Covering - Tan Tile to Ceiling. Supply and Instal	26m2						m2	26	\$ 200.00	\$ 5,200.00		\$ 5,200.00		
F04-9	Wall Covering	Wall Covering - Hardies Villaboarc	31.2m2						m2	31.20	\$ 75.00	\$ 2,340.00		\$ 2,340.00		
F04-10	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	11.7m2						m2	11.70	\$ 75.00	\$ 877.50		\$ 877.50		
F04-11	Bath Mixer	Bath Mixer	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F04-12	Waste	Floor & Shower Waste - Supply & Install	Two	\$ 684.00								\$ -		\$ 684.00		
F04-13	Shower Mixer	Shower Mixer	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F04-14	Shower Slide	Shower Slide	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F04-15	Interior Door	Interior Door - Prep and Pain	One	\$ 390.00								\$ -		\$ 390.00		
F04 Sub-Total																\$ 21,762.50
F05-1	Floor	Floor - Red Wool Carpet Supply and Install	18.3m2						m2	18.30	\$ 115.00	\$ 2,104.50		\$ 2,104.50		
F05-2	Skirting	Skirting - Painted Mdf 230H Supply and Instal	25.5m						m	25.50	\$ 45.00	\$ 1,147.50		\$ 1,147.50		
F05-3	Interior Door	Interior Door - Rimu Panelled 1/2 Paint and 1/2 Varnish (x2) Replace Missing Door, Prep and Varnish/Pain!	810W x 2100H	\$ 580.00	hr	4	\$ 50.00					\$ 200.00	\$1,250.00	\$ 2,030.00	One Door Missing	
F05-4														\$ -		
F05-5														\$ -		
F05-6														\$ -		
F05-7														\$ -		
F05-8	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	61.8m2						m2	61.80	\$ 75.00	\$ 4,635.00		\$ 4,635.00		
F05-9	Window	Window - Curved Leadlight Bay Window with Two Cushions. Prep, Paint and Replace Upholsten	1700W x 1700H x 550D	\$ 468.00								\$ -	\$1,300.00	\$ 1,768.00		
F05-10	Window	Window - Leadlight, 2 Sashes. Prep and Paint	1200W x 1300H	\$ 252.00								\$ -		\$ 252.00		
F05-11	Ceiling	Ceiling - Gib over Lath & Plaster Supply and Install Gib, Stopping and Paint	18.3m2						m2	18.30	\$ 75.00	\$ 1,372.50		\$ 1,372.50		
F05-12	Shelving	Shelving - Built-in Corner Wardrobe, Painted, 5 Shelf. Reinstall, Prep and Paint	1000W x 1000W	\$ 162.00	hr	8	\$ 50.00					\$ 400.00	\$200.00	\$ 762.00		
F05-13	Boards	Boards - First Floor Main Switchboard and Cbus Cabine										\$ -		\$ -	See Electrical Below	
F05-14	Light Fitting	Light Fitting	Three									\$ -		\$ -	Missing. See Electrical Below	
F05 Sub-Total																\$ 14,071.50
F06-1	Floor	Floor - Black Tiles with Marble Border. Supply and Install New Tiles including Tile Backing, Waterproofing and Underfloor Heating	9m2						m2	9	\$ 435.00	\$ 3,915.00		\$ 3,915.00		
F06-2	Waste	Waste - 1x Floor and 1x Shower. Supply and Install New	Two	\$ 760.00								\$ -		\$ 760.00		
F06-3	Vanity	Vanity - Over-head Detailed Mirror and Black Stone Top. Reinstall Vanity and Replace Taps	1500W x 500D	\$ 270.00	hr	12	\$ 50.00					\$ 600.00	\$780.00	\$ 1,650.00		
F06-4	Accessories	Accessories - 10 Bar Towel Rail. Reinstall	One						no	1	\$ 75.00	\$ 75.00		\$ 75.00		
F06-5	Toilet	Toilet - Colonial Style. Supply and Install New	One	\$ 1,100.00								\$ -		\$ 1,100.00		
F06-6	Shower Glass	Shower Glass - Two Sided, Sloped to Ceiling. Supply and Insta	1080W x 1300W x 2539H	\$ 1,900.00								\$ -		\$ 1,900.00		
F06-7	Shower Mixer	Shower Mixer - Supply and Instal	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F06-8	Shower Slide	Shower Slide - Supply and Instal	One	\$ 160.00								\$ -	\$390.00	\$ 550.00		
F06-9	Interior Door	Interior Door - Rimu Panelled, Painted. Prep and Pain!	810W x 2100H	\$ 290.00								\$ -		\$ 290.00		
F06-10	Wall Covering	Wall Covering - Tan Tile to All Walls Supply and Instal	38m2						m2	38	\$ 200.00	\$ 7,600.00		\$ 7,600.00		
F06-11	Wall Covering	Wall Covering - Hardies Villaboarc	38m2						m2	38	\$ 75.00	\$ 2,850.00		\$ 2,850.00		
F06-12	Window	Window - Leadlight, 2 Pane. Prep and Paint	1200W x 1300H	\$ 252.00								\$ -		\$ 252.00		
F06-13	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	11.5m2						m2	11.50	\$ 75.00	\$ 862.50		\$ 862.50		
F06-14	Light Fitting	Light Fitting	Four									\$ -		\$ -	See Electrical Below	
F06 Sub-Total																\$ 22,354.50
F07-1	Floor	Floor - Red Wool Carpet Supply and Install	32m2						m2	32	\$ 115.00	\$ 3,680.00		\$ 3,680.00		
F07-2	Skirting	Skirting - Painted Mdf 230H Supply and Instal	29m						m	29	\$ 45.00	\$ 1,305.00		\$ 1,305.00		

F07-3	Interior Door	Interior Door - Supply and Install New Door, Prep and Paint	810W x 2100H	\$ 290.00	hr	4	\$ 50.00				\$ 200.00	\$1,250.00	\$ 1,740.00	Door Missing	
F07-4	Interior Door	Interior Door - Rimu French Doors to Wardrobe, Painted, Prep and Paint	1250W x 2000H	\$ 580.00							\$ -		\$ 580.00		
F07-5	Window	Window - Leadlight, 4 Pane, Prep and Paint	2550W x 1270H	\$ 523.00							\$ -		\$ 523.00		
F07-6	Window	Window - Leadlight, 2 Pane, Prep and Paint	700W x 1800H	\$ 203.00							\$ -		\$ 203.00		
F07-7	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	62m2					m2	62	\$ 75.00	\$ 4,650.00		\$ 4,650.00		
F07-8	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	32m2					m2	32	\$ 75.00	\$ 2,400.00		\$ 2,400.00		
F07-9	Fire Hose Reel	Fire Hose Reel	One								\$ -		\$ -	See Fire Below	
F07 Sub-Total															\$ 15,081.00
F08-1	Floor	Floor - Red Wool Carpet Supply and Install	30.2m2					m2	30.20	\$ 115.00	\$ 3,473.00		\$ 3,473.00		
F08-2	Skirting	Skirting - Painted Mdf 230H Supply and Install	25m					m	25	\$ 45.00	\$ 1,125.00		\$ 1,125.00		
F08-3	Window	Window - Leadlight, 1 Pane, Prep and Paint	750W x 600H	\$ 81.00							\$ -		\$ 81.00		
F08-4	Window	Window - Leadlight, 3 Pane, Prep and Paint	1600W x 1100H	\$ 284.00							\$ -		\$ 284.00		
F08-5	Window	Window - Leadlight, 4 Pane, Prep and Paint	1500W x 1750H	\$ 424.00							\$ -		\$ 424.00		
F08-6													\$ -		
F08-7													\$ -		
F08-8													\$ -		
F08-9													\$ -		
F08-10	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	61.5m2					m2	61.50	\$ 75.00	\$ 4,612.50		\$ 4,612.50		
F08-11	Interior Door	Interior Door - Rimu Panelled 1/2 Paint and 1/2 Varnish (x2), Brass Vent to Base, Prep and Varnish/Pain!		\$ 290.00							\$ -		\$ 290.00		
F08-12	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	30.2m2					m2	30.20	\$ 75.00	\$ 2,265.00		\$ 2,265.00		
F08-13	Light Fitting	Light Fitting	Six								\$ -		\$ -	See Electrical Below	
F08 Sub-Total															\$ 12,554.50
F09-1	Floor	Floor - Red Wool Carpet Supply and Install	52m2					m2	52	\$ 115.00	\$ 5,980.00		\$ 5,980.00		
F09-2	Skirting	Skirting - Painted Mdf 230H Supply and Instal	45m					m	45	\$ 45.00	\$ 2,025.00		\$ 2,025.00		
F09-3													\$ -	Note: Brick, Covered under Team Brick	
F09-4													\$ -		
F09-5													\$ -	See Team Brick	
F09-6													\$ -		
F09-7	Window	Window - Leadlight, 2 Pane, Prep and Paint	700W x 1600H	\$ 180.00							\$ -		\$ 180.00		
F09-8	Window	Window - Leadlight, 2 Pane, Prep and Paint	700W x 1600H	\$ 180.00							\$ -		\$ 180.00		
F09-9	Window	Window - Leadlight, 2 Sashes, Prep and Paint	1200W x 1050H	\$ 204.00							\$ -		\$ 204.00		
F09-10	Window	Window - Leadlight, 2 Sashes, Prep and Paint	1400W x 1400H	\$ 316.00							\$ -		\$ 316.00		
F09-11	Window	Window - Curved Bay Window, 8 Pane, Mullions, Prep, Paint, Replace Upholstery Cushion	2700W x 1600H x 600D	\$ 699.00							\$ -	\$1,500.00	\$ 2,199.00	Not Leadlight	
F09-12	Shelving	Shelving - Simple L Shape, Painted with Rail, Reinstall, Prep and Pain	2000W x 1500W x 400D	\$ 72.00	hr	4	\$ 50.00				\$ 200.00	\$100.00	\$ 372.00		
F09-13	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	90m2					m2	90	\$ 75.00	\$ 6,750.00		\$ 6,750.00		
F09-14	Interior Door	Interior Door - Rimu Panelled, 1/2 Paint and 1/2 Varnish, Brass Bottom Vent, Prep and Varnish/Pain	870W x 2100H	\$ 290.00							\$ -		\$ 290.00		
F09-15	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	52m2					m2	52	\$ 75.00	\$ 3,900.00		\$ 3,900.00		
F09-16	Light Fitting	Light Fitting	Ten								\$ -		\$ -	See Electrical Below	
F09 Sub-Total															\$ 22,396.00
F10-1	Floor	Floor - Black Tiles with Marble Border, Supply and Install New Tiles including Tile Backing, Waterproofing and Underfloor Heating	8m2					m2	8	\$ 435.00	\$ 3,480.00		\$ 3,480.00		
F10-2	Floor	Floor - Tiled Shower Base and Waste, Supply and Instal	3m2	\$ 630.00							\$ -		\$ 630.00		
F10-3	Vanity	Vanity - Double with Wall Unit, Reinstall Vanity and Replace Tap	1700W x 2300H	\$ 300.00	hr	12	\$ 50.00				\$ 600.00	\$780.00	\$ 1,680.00		
F10-4	Bath	Bath - Double Spa, Reinstal	1100W x 1800L	\$ 450.00	hr	2	\$ 50.00				\$ 100.00	\$120.00	\$ 670.00		
F10-5	Bath Surround	Bath Surround - Stone, Painted Joinery to Ceiling, 4 Inset Mirrors, 6 Inset Lights, Painted Panels, Reinstall, Prep and Pain	2700W x 2300H x 1400D	\$ 250.00	hr	18	\$ 50.00				\$ 900.00	\$850.00	\$ 2,000.00		
F10-6	Shower Glass	Shower Glass - L Shape Glass Partition and Glass Door, Supply and Install	Partition 1300W Door 860W x 2300H	\$ 1,900.00	hr	2	\$ 50.00				\$ 100.00		\$ 2,000.00		
F10-7	Accessories	Accessories - 10 Bar Towel Rail, Reinstall	One					no	1	\$ 75.00	\$ 75.00		\$ 75.00		
F10-8	Interior Door	Interior Door - Rimu Panelled, Painted, Prep and Paint	860W x 2100H	\$ 290.00							\$ -		\$ 290.00		
F10-9	Walls & Ceiling	Walls & Ceiling - Tan Tiles to Shower Area	34m2					m2	34	\$ 200.00	\$ 6,800.00		\$ 6,800.00		
F10-10	Wall Covering	Wall Covering - Hardies Villaboarc	32m2					m2	32	\$ 75.00	\$ 2,400.00		\$ 2,400.00		
F10-11	Toilet	Toilet - Heritage Freestanding, Supply and Instal	One	\$ 1,100.00							\$ -		\$ 1,100.00		
F10-12	Shower Mixer	Shower Mixer	Two	\$ 320.00							\$ -	\$780.00	\$ 1,100.00		
F10-13	Shower Slide	Shower Slide	One	\$ 160.00							\$ -	\$390.00	\$ 550.00		
F10-14	Shower O/Head	Shower O/Head Rose	One	\$ 160.00							\$ -	\$390.00	\$ 550.00		
F10-15	Extraction Fan	Extraction Fan	One								\$ -		\$ -	See Electrical Below	
F10-16	Light Fitting	Light Fitting	One								\$ -		\$ -	See Electrical Below	
F10-17	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	11m2					m2	11	\$ 75.00	\$ 825.00		\$ 825.00		
F10 Sub-Total															\$ 24,150.00
F11-1	Floor	Floor - Red Wool Carpet Supply and Install	22m2					m2	22	\$ 115.00	\$ 2,530.00		\$ 2,530.00		
F11-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	13.5m2 900H	\$ 593.00	hr	53	\$ 50.00				\$ 2,650.00	\$648.00	\$ 3,891.00		
F11-3	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Painting	50m2					m2	50	\$ 75.00	\$ 3,750.00		\$ 3,750.00	Includes Cupboard	
F11-4	Interior Door	Interior Door - Rimu Door to Cupboard, 1/2 Paint and 1/2 Varnish, Prep and Varnish/Pain	520W x 1850H	\$ 290.00							\$ -		\$ 290.00		
F11-5	Shelving	Shelving - L Shaped to Cupboard, Painted, Reinstall, Prep and Pain	1300W x 900W x300D	\$ 198.00	hr	8	\$ 50.00				\$ 400.00	\$120.00	\$ 718.00		
F11-6	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	22m2					m2	22	\$ 75.00	\$ 1,650.00		\$ 1,650.00		
F11-7	Ceiling	Ceiling - Rimu Detailed Moulding, Reinstall and Polyurethane	56m					m	56	\$ 50.00	\$ 2,800.00		\$ 2,800.00		
F11-8	Light Fitting	Light Fitting	One								\$ -		\$ -	See Electrical Below	
F11 Sub-Total															\$ 15,629.00
F12-1	Floor	Floor - Red Wool Carpet Supply and Install	15.5m2					m2	15.50	\$ 115.00	\$ 1,782.50		\$ 1,782.50		
F12-2	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	20m2 900H	\$ 880.00	hr	80	\$ 50.00				\$ 4,000.00	\$960.00	\$ 5,840.00		
F12-3	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain!	65m2					m2	65	\$ 75.00	\$ 4,875.00		\$ 4,875.00		
F12-4	Feature Joinery	Feature Joinery - Rimu Opening with 2x Corbells, Reinstall and Polyurethane	1200W x 2700H	\$ 144.00	hr	8	\$ 50.00				\$ 400.00	\$80.00	\$ 624.00		
F12-5	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain!	15.5m2					m2	15.50	\$ 75.00	\$ 1,162.50		\$ 1,162.50		
F12-6	Light Fitting	Light Fitting	Three								\$ -		\$ -	See Electrical Below	



S03-6	Interior Door	Interior Door - T&G Attic Door, Grooved, Painted, Prep and Pain	810W x 1500H	\$ 196.00							\$ -		\$ 196.00		
S03-7	Window	Window - Leadlight, 2 Sashes. Prep and Paint	1300W x 1300H	\$ 273.00							\$ -		\$ 273.00		
S03-8													\$ -		
S03-9													\$ -		
S03-10													\$ -	See Team Brick	
S03-11													\$ -		
S03-12	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain	33m2				m2	33	\$ 75.00	\$ 2,475.00		\$ 2,475.00		Including Boxed in Beam	
S03-13	Light Fitting	Light Fitting	Eight							\$ -		\$ -		See Electrical Below	
S03 Sub-Total															\$ 15,778.00
S04-1	Floor	Floor - Red Wool Carpet Supply and Install	17m2				m2	17	\$ 115.00	\$ 1,955.00		\$ 1,955.00			
S04-2	Wall Covering	Wall Covering - Rimu Wall Panelling, Reinstall and Polyurethane	11.9m2 900H	\$ 523.00	hr	48	\$ 50.00			\$ 2,400.00	\$571.00	\$ 3,494.00			
S04-3	Interior Door	Interior Door - Rimu, Grooved under Stairs. Prep and Polyurethane	600W x 1600H	\$ 290.00						\$ -		\$ 290.00			
S04-4	Feature Joinery	Feature Joinery - Rimu Arch Opening. Reinstall and Polyurethane	965W x 2000H	\$ 135.00	hr	6	\$ 50.00			\$ 300.00	\$100.00	\$ 535.00			
S04-5	Stairs	Stairs - 16 Step to Roof. Reinstall Stairs			hr	36	\$ 50.00			\$ 1,800.00	\$250.00	\$ 2,050.00			
S04-6	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain	53m2				m2	53	\$ 75.00	\$ 3,975.00		\$ 3,975.00		Including Stairwell	
S04-7	Skylight	Skylight - Painted Obsure Glass, 8 Pane, 4 Sashes. Prep and Pain	850W x 850L	\$ 135.00						\$ -		\$ 135.00			
S04-8	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain	17m2				m2	17	\$ 75.00	\$ 1,275.00		\$ 1,275.00			
S04-9	Light Fitting	Light Fitting	Fourteen							\$ -		\$ -		See Electrical Below	
S04-10	Boards	Boards - Second Floor Switchboard and Cbus Cabine								\$ -		\$ -		See Electrical Below Located in Cupboard under Stairs	
S04-11	Shelving	Shelving - 4x Shelves, Painted. Reinstall, Prep and Pain	700W x 600D	\$ 135.00	hr	6	\$ 50.00			\$ 300.00	\$80.00	\$ 515.00		Located in Cupboard under Stairs	
S04-12	Skirting	Skirting - Painted Mdf 230H Supply and Instal	4m				m	4	\$ 45.00	\$ 180.00		\$ 180.00		Located in Cupboard under Stairs	
S04-13	Stringers	Stringers - To Stairs. Reinstall, Prep and Painted	9.6m				m	9.60	\$ 30.00	\$ 288.00		\$ 288.00			
S04-14	Window	Window - Obscure Glass, 2 Pane, 1 Sash. Prep and Pain	950W x 550H	\$ 95.00						\$ -		\$ 95.00		On Staircase	
S04-15	Exterior Door	Exterior Door - Rimu Panel, Painted to Roof. Prep and Pain	700W x 1400H	\$ 290.00						\$ -		\$ 290.00			
S04 Sub-Total															\$ 15,077.00
S05-1	Floor	Floor - Red Wool Carpet Supply and Install	16m2				m2	16	\$ 75.00	\$ 1,200.00		\$ 1,200.00		FF to SF Stairs	
S05-2	Stairs	Stairs - 17 Step with 2x Landing. Reinstall Stairs, Replace Two Landings	9.95m2		hr	40	\$ 50.00			\$ 2,000.00	\$700.00	\$ 2,700.00			
S05-3	Wall Covering	Wall Covering - Rimu Wall Panelling Reinstall and Polyurethane	19.36m2 900H	\$ 851.00	hr	76	\$ 50.00			\$ 3,800.00	\$928.00	\$ 5,579.00			
S05-4	Balustrading	Balustrading - Rimu including Newell and 3x Posts. Reinstall and Polyurethane	4.2m x 900H	\$ 680.00	hr	20	\$ 50.00			\$ 1,000.00	\$250.00	\$ 1,930.00			
S05-5	Feature Joinery	Feature Joinery - Rimu Arch, 2x Pos and 2x Corbells. Reinstall, Prep and Polyurethane	1300W x 2100H	\$ 198.00	hr	8	\$ 50.00			\$ 400.00	\$150.00	\$ 748.00			
S05-6	Window	Window - Stained Glass, 1 Pane. Supply and Install New, Prep and Paint	700W x 1100H	\$ 124.00	hr	2	\$ 50.00			\$ 100.00	\$1,458.00	\$ 1,682.00		Rotten	
S05-7	Window	Window - Leadlight, 1 Sash. Prep and Paint	750W x 1200H	\$ 145.00						\$ -		\$ 145.00			
S05-8	Wall Covering	Wall Covering - Supply and Install Gib, Stopping and Pain	45.68m2				m2	45.68	\$ 75.00	\$ 3,426.00		\$ 3,426.00			
S05-9	Ceiling	Ceiling - Supply and Install Gib, Stopping and Pain	14m2				m2	14	\$ 75.00	\$ 1,050.00		\$ 1,050.00			
S05 Sub-Total															\$ 18,460.00
Contents	Curtains	Curtains - Supply and Install		\$ 72,913.00						\$ -		\$ 72,913.00			
Contents	Appliances	Appliances - Supply and Install Freestanding Oven & Stove, Dishwasher		\$ 10,000.00						\$ -		\$ 10,000.00			
Contents Sub-Total															\$ 82,913.00
S/Plumbing & Gas	Plumbing	Plumbing - Supply and Fit Pipework, Wastes, Disconnections and Reconections		\$ 53,784.00						\$ -		\$ 53,784.00			
S/Plumbing & Gas	Gas Fitter	Gas Fitter - RePipe Gas Lines and Fit Gas Appliances		\$ 23,000.00						\$ -		\$ 23,000.00			
Sanitary Plumbing & Gas Sub-Total															\$ 76,784.00
Mechanical	HVAC	HVAC - Supply and Install Ducted Central Heating System		\$ 42,355.00						\$ -		\$ 42,355.00			
Mechanical Services Sub-Total															\$ 42,355.00
Fire	Fire System	Fire System - Supply and Instal		\$ 65,000.00						\$ -		\$ 65,000.00			
Fire Services Sub-Total															\$ 65,000.00
Electrical	Electrical/Power	Electrical/Power - Mains Connection including Disconnect/Reconnect, Temporary Power to Existing Cbus System		\$ 69,230.00						\$ -		\$ 69,230.00			
Electrical	Lighting	Lighting - Supply and Replace PC Sum		\$ 45,000.00						\$ -		\$ 45,000.00		Majority of Lights have been Removed	
Electrical Services Sub-Total															\$ 114,230.00
Drainage	Sewer	Sewage - Remove and Replace Existing Terracotta Sewer					m	105	\$ 110.00	\$ 11,550.00		\$ 11,550.00			
Drainage	Stormwater	Stormwater - Remove and Replace					m	155	\$ 110.00	\$ 17,050.00		\$ 17,050.00			
Drainage Sub-Total															\$ 28,600.00
Exterior	Brick Paving	Brick Paving - Supply and Install Border with Paved Brick Infill including New Concrete Base where Required	329.6 m2				m2	300.00	\$ 200.00	\$ 60,000.00		\$ 60,000.00			
Exterior	Deck	Deck - Supply and Install Hardwood with Perimeter Foundation and Detailed Moulded Board	25 m2				m2	25	\$ 340.00	\$ 8,500.00		\$ 8,500.00			
Exterior	Driveway	Driveway - Resurface Asphalt	1046 m2				m2	1046	\$ 35.00	\$ 36,610.00		\$ 36,610.00			
Exterior	Driveway	Driveway - Reset Tile Paver Boarder to Asphalt Driveway where requirex	180m				m	180	\$ 20.00	\$ 3,600.00		\$ 3,600.00			
Exterior	Floor	Floor - Remove, Dispose, Supply and Install Front Porch Tiles, Detailed Winklemann on Concrete Base	6.1 m2				m2	6.10	\$ 1,090.00	\$ 6,649.00		\$ 6,649.00			
Exterior	Fountain	Fountain - Requires Repair					no	1	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00			
Exterior	Porch Structure	Porch Structure - To Entrance, Rebuild, Prep and Pain	3600W x 3000H	\$ 1,305.00	hr	100	\$ 50.00			\$ 5,000.00	\$700.00	\$ 7,005.00		EG-31	
Exterior	Porch Panelling	Porch Panelling - Prep and Pain	4.5 m2	\$ 247.00						\$ -		\$ 247.00			
Exterior	Balcony Structure	Balcony Structure - Reinstall including Balustrade and Floor, Prep and Paint		\$ 972.00	hr	60	\$ 50.00			\$ 3,000.00	\$850.00	\$ 4,822.00		EF-17	
Exterior	Verandah Structure	Verandah Structure - Refit Post, Beam, Arch Structure including Roof Framing, Prep and Paint	40m2	\$ 3,780.00	hr	144	\$ 50.00			\$ 7,200.00	\$2,520.00	\$ 13,500.00		NG-14	
Exterior	Balcony Structure	Balcony Structure - Refit Deck and Balustrade, Prep and Pain	2000W x 3000H x 1000D	\$ 972.00	hr	60	\$ 50.00			\$ 3,000.00	\$850.00	\$ 4,822.00		NF-10	
Exterior	Verandah Structure	Verandah Structure - Supply and Install 4 Posts, Waterproofed, Dummy Rafter, Mouldings, T&G Soffit, Membrane Roof and Balustrading, Prep and Pain	2700W x 6000L 23m2	\$ 4,968.00	hr	170	\$ 50.00			\$ 8,500.00	\$6,679.00	\$ 20,147.00		WG-24	
Exterior Sub-Total															\$ 168,402.00
Allowances	Insurance	Insurance - Contract Works		\$ 45,000.00						\$ -		\$ 45,000.00			
Allowances	Scaffolding	Mobile Scaffolding - Hire for Stairwells and Interior					no	1	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00			
Allowances	Environmental	Environmental - Control report including Monitoring					no	1	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00			
Allowances	Scaffolding	Scaffolding for Duration of Works		\$ 126,556.00						\$ -		\$ 126,556.00			
Allowances	Locksmith	Locksmith - ReKey Cellar Door and Courtyard Key Pad		\$ 120.87						\$ -		\$ 120.87			
Allowances	Asbestos	Asbestos - Specialist Testing		\$ 4,000.00						\$ -		\$ 4,000.00			



**APPENDIX C: 3380/003 R2 – BUDGET REPAIR ESTIMATE – HIN 194 –  
PORTSTONE, 471 FERRY ROAD, WOOLSTON, CHRISTCHURCH – 04  
AUGUST 2023**

(overleaf)

4 August 2023

Te Hononga Civic Offices  
53 Hereford Street  
CHRISTCHURCH 8013

Attn: Amanda Ohs (e: Amanda.ohs@ccc.govt.nz)

Dear Amanda

**3380/003 R2 – BUDGET REPAIR ESTIMATE – HIN 194 – PORTSTONE, 471 FERRY ROAD,  
WOOLSTON, CHRISTCHURCH**

Please find enclosed our revised budget repair estimate of **\$705,000 (seven hundred and five thousand dollars)** excluding GST for the works to the above-mentioned project as detailed below.

Please refer to the enclosed report which provides further detail on clarifications, exclusions and assumptions made.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully



Gavin Stanley  
BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes + Associates Limited**

## EXECUTIVE SUMMARY

Rhodes + Associates Limited have been appointed by Christchurch City Council, to provide a revised budget repair estimate in accordance with documentation supplied and listed. The Estimate is for the remedial works to 471 Ferry Road, Woolston.

With the design information provided Rhodes + Associates Limited have made assumptions on certain methods of construction and services.

This report has been prepared specifically for Christchurch City Council. Rhodes + Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.



## CLARIFICATIONS AND EXCLUSIONS

The costs presented in this report are our opinion of the likely updated construction costs associated with the remedial works to be carried out at 471 Ferry Road, Woolston.

This update is based upon Rhodes + Associates Limited original budget repair estimate dated 22 January 2014 (see Appendix A) and as such no allowance has been made for any further deterioration or additional works that may now be required to the building that may have occurred beyond that period.

### Documentation

- Dunning Thornton Consultants, drawings (see Appendix B)
  - 7296-00-A Ground Floor Plan
  - 7296-01-A Elevation A
  - 7296-02-A Elevation B
  - 7296-03-A Elevation C
  - 7296-04-A Elevation D
  - 7296-05-A Detail

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract
- Estimated contract period – 6 months

### Clarifications

- No allowance has been made for works or associated costs carried out to date, Rhodes + Associates Limited's budget repair estimate only covers the remaining works required to complete the repairs from the documentation supplied
- Allowances have been made where delamination and bulging has occurred, no allowance has been made to correct the 20 mm out of plane tilt which occurs on the front elevation
- It has been assumed that the floor construction throughout is timber on piles and is to be levelled
- The roof is only stripped to permit access to the work areas only
- 6 mm Stainless steel flexible wire has been allowed to walls (see drawing 7296-05-A)

### Notable Provisional Sums

- See Section 2 for included Provisional Sums.

### Exclusions

- GST
- Removal of contaminated or noxious materials
- Removal and reinstatement of Tenant fit out
- Works to existing foundations
- Works to existing electrical distribution board
- Waterproofing membranes to walls

- Grouting stabilisation to external walls
- Works to existing gas fire
- Replacement of sanitary wear
- Services up-grade
- Fireproofing
- Loose whiteware
- External works including landscaping
- Prolongation costs beyond the stated programme
- Escalation
- Fluctuations in the exchange rate
- Loss of income, relocation and disruption costs for the period of construction
- Finance costs
- Holding costs including rates, taxes and related outgoings
- Effects of a pandemic/war



22 January 2014

Gareth Wright  
Heritage Response Team – Strategy and Planning Group  
53 Hereford Street  
CHRISTCHURCH

Dear Gareth

**PORTSTONE, 471 FERRY ROAD, WOOLSTON, CHRISTCHURCH**

Please find enclosed our Budget Repair Estimate for the anticipated Repairs to the above for a total amount of **\$577,000.00** (Five Hundred and Seventy Seven Thousand Dollars) excluding GST, as per the clarifications and exclusions included within the document. Please refer to enclosed report which provides further detail on the assumptions made.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully



Gavin Stanley BSc QS, NZIQS (Affil)  
Project Cost Consultant  
**Rhodes & Associates Limited**

Rhodes & Associates Limited

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QUEENSTOWN P: 03 442 7706 | PO Box 840, Queenstown 9348, NZ | CHRISTCHURCH P: 03 366 1202 | PO Box 1607, Cashel Street, Christchurch 8140, NZ



Portstone, 471 Ferry Road, Woolston, Christchurch

Budget Repair Estimate

January 2014

**EXECUTIVE SUMMARY**

Rhodes & Associates Limited have been appointed by Gareth Wright of The Christchurch City Council to provide a Budget Repair Estimate for the repair works to Portstone, 471 Ferry Road, Woolston, Christchurch. The estimate has been based on documentation provided by Dunning Thornton Consultants, site visits and photographs.

As this is a Budget Repair Estimate Rhodes & Associates Limited have made certain assumptions on the services and the extent of repairs taking into account their experience on these types of works. This could however change should there be additional works discovered once the construction has commenced.

**Budget Repair Estimate**

Construction Cost	418,471.00
Off Site Overheads & Margins	41,848.00
<b>Total Construction Cost</b>	<b>460,319.00</b>
Design & Construction Contingency	46,032.00
<b>Total Anticipated Construction Cost</b>	<b>506,351.00</b>
Professional Fees	70,890.00
<b>Total Budget Repair Estimate</b>	<b>577,241.00</b>

Excluding GST

## **CLARIFICATIONS & EXCLUSIONS**

### Procurement

- The works are to be negotiated
- Estimated contract period – 6 months

### Construction Clarifications

- No allowance has been made for works or associated costs carried out to date, Rhodes and Associates Limited's Budget Repair Estimate only covers the remaining works required to complete the repairs from the documentation supplied
- Allowances have been made where delamination and bulging has occurred, no allowance has been made to correct the 20mm out of plane tilt which occurs on the front elevation
- It has been assumed that the floor construction throughout is timber on piles and is to be levelled
- The roof is only stripped to permit access to the work areas only
- 6mm Stainless steel flexible wire has been allowed to walls (see drawing 7296-05-A)

### Exclusions

- Removal and reinstatement of Tenant fit out
- Works to existing foundations
- Works to existing electrical distribution board
- Waterproofing membranes to walls
- Grouting stabilisation to external walls
- Works to existing gas fire
- Replacement of sanitary wear
- Services up-grade
- External works unless specifically mentioned
- Asbestos
- Escalation
- Fireproofing

**DOCUMENTATION**

Dunning Thornton Consultants, drawings

7296-00-A Ground Floor Plan

7296-01-A Elevation A

7296-02-A Elevation B

7296-03-A Elevation C

7296-04-A Elevation D

7296-05-A Detail



## Elemental Estimate Summary

<b>Project:</b> Christchurch City Council		<b>Details:</b> Main Building		
<b>Building:</b> Portstone, 471 Ferry Road				
No.	Description	Quantity	Unit	Total
1	Site Preparation			10,440.00
2	Substructure			55,036.00
3	Structural Walls			3,990.00
4	Roof			10,065.00
5	External Walls and Exterior Finish			112,490.00
6	Windows and External Doors			13,350.00
7	Interior Walls			40,580.00
8	Interior Doors			3,000.00
9	Floor Finishes			8,550.00
10	Ceiling Finishes			12,112.00
11	Sanitary Plumbing			1,500.00
12	Electrical Services			8,900.00
13	External Works			2,000.00
14	Preliminary & General			136,458.00
	<b>Subtotal</b>			<b><u>418,471.00</u></b>
15	Off Site Overheads & Margins	10	%	41,848.00
	<b>Total Construction Costs</b>			<b><u>460,319.00</u></b>
16	Design & Construction Contingencies	10	%	46,032.00
	<b>Total Anticipated Construction Cost</b>			<b><u>506,351.00</u></b>
17	Professional Fees	14	%	70,890.00
	<b>Total Budget Repair Estimate</b>			<b><u>577,241.00</u></b>

## Elemental Estimate

**Project:** Christchurch City Council  
**Building:** Portstone, 471 Ferry Road

**Details:** Main Building

Ref	Description	Qty	Unit	Rate	Total
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**1 Site Preparation**

1.1	Allow for the removal of vegetation to allow for sufficient access to the works	1	Item	1,400.00	1,400.00
1.2	Allow for an arborist to trim back trees to allow access to the works	1	Item	2,000.00	2,000.00
1.3	Allow for the demolition of a small reinforced block gas bottle store and the disposal of material off site	1	Item	500.00	500.00
1.4	Allow for the removal of the existing timber structure abutting the building	1	Item	1,200.00	1,200.00
1.5	Allow for the careful removal of the existing floor coverings dispose off site	89	m2	60.00	5,340.00

**10,440.00**

**2 Substructure**

2.1	300dia x 2500mm deep augured piles (McMillan Drilling Group - Screw pile allowed)	1	Item	15,000.00	15,000.00
2.2	250 x 400dp tie foundation including all necessary excavation, reinforcement @ 140kg/m3, formwork	4	m	130.00	520.00
2.3	Carefully take up existing timber flooring, de-nail, clean, identify and label, place to one side for re-use, reinstate upon completion of new foundation and re-level. Allowing for minor repairs and nominal pads as required (Assumed same construction in toilet area)	89	m2	444.00	39,516.00

**55,036.00**

**3 Structural Walls**

3.1	Supply and install 200x600x600mm steel corner ties 10mm thick along bed on lime/cement dry-pack mortar bed with 2no 150mm diameter, 12mm thick steel wall tie pattress plates along with 60mm diameter, 8mm washer and double nuts for R16 tie bar	3	No	415.00	1,245.00
3.2	Supply and install 200mm diameter, 12mm steel pattress plate complete with 1no 150 diameter, 12mm thick washer and 60mm diameter, 8mm washer and double nuts for R16 tie bar	1	No	350.00	350.00
3.3	Supply and install 100x100x12 ea steel plate including double nuts for R16 tie bar	1	No	250.00	250.00
3.4	Supply and install steel tie bars 16 dia	39	m	55.00	2,145.00

**3,990.00**

## Elemental Estimate

**Project:** Christchurch City Council  
**Building:** Portstone, 471 Ferry Road

**Details:** Main Building

Ref	Description	Qty	Unit	Rate	Total
<b>4 Roof</b>					(Continued)
4.1	Allow for the careful removal, cleaning and placing to one side for reuse of existing slate tiles to allow access to remedial works, reinstate tiling upon completion (Measured Flat)	40	m2	95.00	3,800.00
4.2	Allowance for replacement tiles	1	Item	1,000.00	1,000.00
4.3	Allow for the installation of timber support 70x45 fixed to joists with 14Gx100 screws. In addition allow the installation of blocking between joists with 4/8Gx65 screws through sarking at 900 ctrs.	20	m	117.00	2,340.00
4.4	Allow for nailing 10Gx75 at ceiling joist/rafter to timber perimeter plate, also allow for 10Gx75 at 300 centres through timber sarking to existing beam	30	m	30.00	900.00
4.5	Allow for the removal of the existing rainwater goods to allow access to the works and re-instate upon completion	45	m	45.00	2,025.00
					<b>10,065.00</b>

**5 External Walls and Exterior Finish**

5.1	Allow for carefully raking out existing cement mortar joints internally and externally to stone wall to a depth of 30mm, clean joint and insert 6mm stainless steel wires. Drill and epoxy in place M10 stainless rods with retaining tabs, nuts and washers at regular intersections to retain wire. Upon completion re-point walls disturbed to match existing. (Allowance for 6mm flexible stainless steel wires)	48	m2	1,000.00	48,000.00
5.2	Allow for temporary propping above stone lintels to allow for safe removal	1	Item	1,000.00	1,000.00
5.3	Carefully take out stone lintels, remove excess mortar. Carefully chase back of lintel and allow for the supply and installation of steel tie rods saturated with an oil based preservative and epoxy in place (4 rods per lintel ) (5 no lintels)	9	m	960.00	8,640.00
5.4	Carefully drill stone mullions and insert 2 M10 S/S pins in 12mm dia dry-fit holes and attach to stone lintel	10	No	260.00	2,600.00
5.5	Allow for deconstruction, stabilization of stonework which has been displaced, make allowance for the reconstruction of the internal core where required, re-point upon completion to match existing (Provisional Quantity)	41	m2	1,250.00	51,250.00

## Elemental Estimate

**Project:** Christchurch City Council  
**Building:** Portstone, 471 Ferry Road

**Details:** Main Building

Ref	Description	Qty	Unit	Rate	Total
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### 5 External Walls and Exterior Finish

(Continued)

5.6	Allowance for replacement of damaged stone as required (Provisional Sum)	1	Item	1,000.00	1,000.00
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**112,490.00**

### 6 Windows and External Doors

6.1	Allow provision for making good existing glazing as required	1	Item	500.00	500.00
6.2	Allow for removing existing single doors, sanding down and refitting, including making good hardware and timber frame, redecorate and reinstate upon completion	2	No	1,250.00	2,500.00
6.3	Allow for removing existing double doors, sanding down and refitting, including making good hardware and timber frame, redecorate and reinstate upon completion	1	No	1,750.00	1,750.00
6.4	Allow for removing existing entrance door and surrounding frame to allow access by piling rig. Allow for re-instatement upon completion, including making good and redecoration	1	No	2,100.00	2,100.00
6.5	Provision for replacement hardware as required	1	Item	1,000.00	1,000.00
6.6	Allow for preservative treatment to timber lintels to external walls (Provisional Sum)	1	Item	500.00	500.00
6.7	Allow for easing and adjusting existing windows, make good frames where necessary and redecorate upon completion (Provisional Sum)	1	Item	5,000.00	5,000.00

**13,350.00**

### 7 Interior Walls

7.1	Allow for the removal of solid plaster to the external wall, clean down and prepare. New solid plaster to walls. Allow for decoration on completion. (No allowance made for waterproofing membranes)	120	m2	215.00	25,800.00
7.2	Allow for the complete removal of partition wall to allow access for the Piling rig and re-levelling of floor, replacement on completion	49	m2	60.00	2,940.00
7.3	Allow for the replacement of previously demolished partition walls, timber frame, insulated, gib and decoration	43	m2	205.00	8,815.00
7.4	Allow for the installation of new partition faced with 18mm plywood	11	m2	275.00	3,025.00

**40,580.00**

## Elemental Estimate

**Project:** Christchurch City Council  
**Building:** Portstone, 471 Ferry Road

**Details:** Main Building

Ref	Description	Qty	Unit	Rate	Total
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### 8 Interior Doors

(Continued)

8.1	Allow for removing existing doors and frames, make good, redecorate and reinstate upon completion	3	No	1,000.00	3,000.00
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**3,000.00**

### 9 Floor Finishes

9.1	Allow for the careful removal of existing timber skirtings, allow for temporary storage and repair where necessary and re-instate upon completion and redecorate	95	m	90.00	8,550.00
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**8,550.00**

### 10 Ceiling Finishes

10.1	Allow to strip out existing ceiling and replace with new Gib, make allowance for timber supports where required. Allow for decoration on completion	89	m2	108.00	9,612.00
10.2	Allow for minor repairs, redecorate upon completion (Provisional Sum)	1	Item	2,500.00	2,500.00

**12,112.00**

### 11 Sanitary Plumbing

11.1	Allow for disconnecting, removal and storage of existing sanitary wear. Allow for reinstallation upon completion	1	Item	1,500.00	1,500.00
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**1,500.00**

### 12 Electrical Services

12.1	Allow for the removal of all existing wiring and light fittings to facilitate the remedial works	89	m2	20.00	1,780.00
12.2	Allow for new electrical reticulation and commercial lighting allowance for base build only. Allowance for working around heritage material	89	m2	80.00	7,120.00

**8,900.00**

### 13 External Works

13.1	Allowance for making good paving	1	Item	2,000.00	2,000.00
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**2,000.00**

### 14 Preliminary & General

14.1	Main Contractors on site preliminaries and general - 6 Month Contract	6	Mnt	20,000.00	120,000.00
14.2	External scaffolding - erect and dismantle	113	m2	14.00	1,582.00

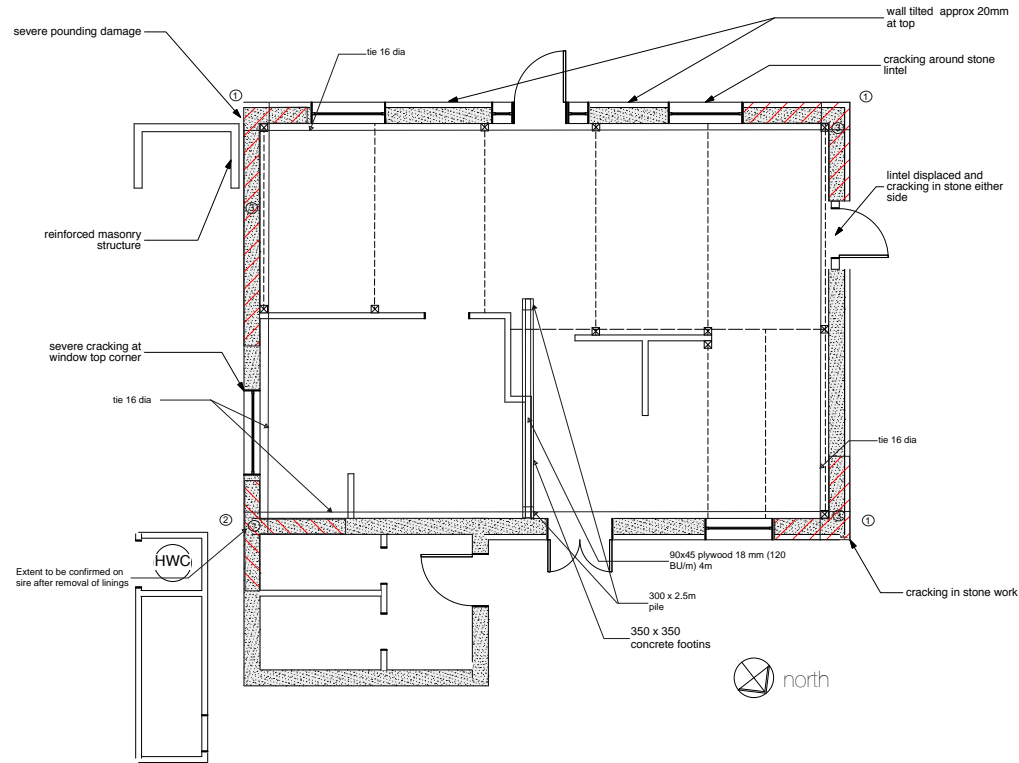
## Elemental Estimate

**Project:** Christchurch City Council  
**Building:** Portstone, 471 Ferry Road

**Details:** Main Building

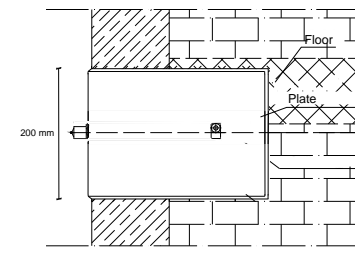
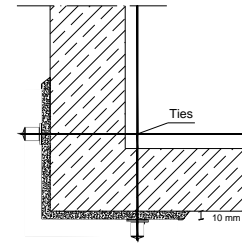
Ref	Description	Qty	Unit	Rate	Total
<b>14 Preliminary &amp; General</b>					<i>(Continued)</i>
14.3	External scaffolding - rental for 6 months	113	m2	52.00	5,876.00
14.4	Internal mobile scaffolds	1	Item	2,000.00	2,000.00
14.5	Temporary protection to existing structure	1	Item	5,000.00	5,000.00
14.6	Temporary propping (Provisional Sum)	1	Item	2,000.00	2,000.00
					<b>136,458.00</b>
					<b>418,471.00</b>



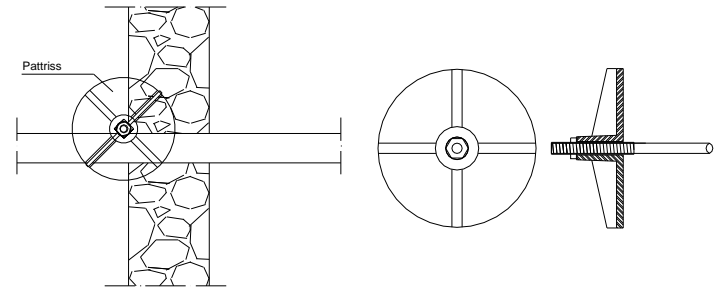


PLAN 1:100

①



②



**PORTSTONE**  
**471 FERRY ROAD**

**GROUND FLOOR**  
**PLAN**

## REVISIONS

NO.	DESCRIPTION	DATE
1	Preliminary Design/Price	04/03/2013

Scales  
A3 Scales  
Designed  
Drawn  
CAD Reference

1: 50

Sally Ogle

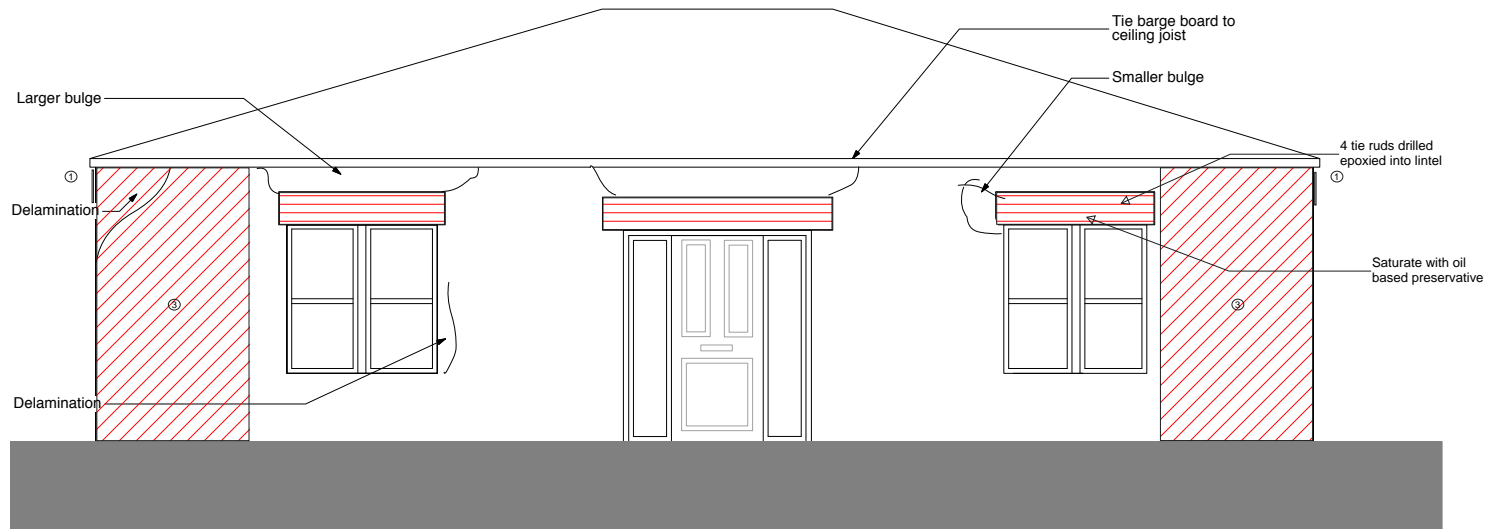
Job Number  
**7296**  
Drawing Number  
**00**  
Rev **A**



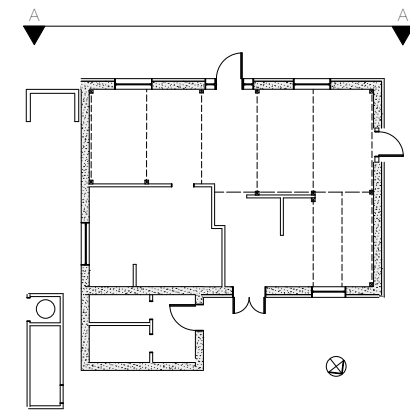
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DO NOT SCALE

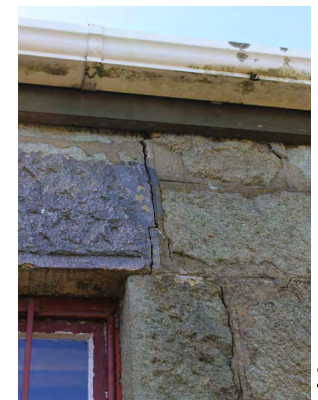




ELEVATION A 1:50



PLAN 1:200



PORTSTONE  
471 FERRY ROAD

ELEVATION A

## REVISIONS

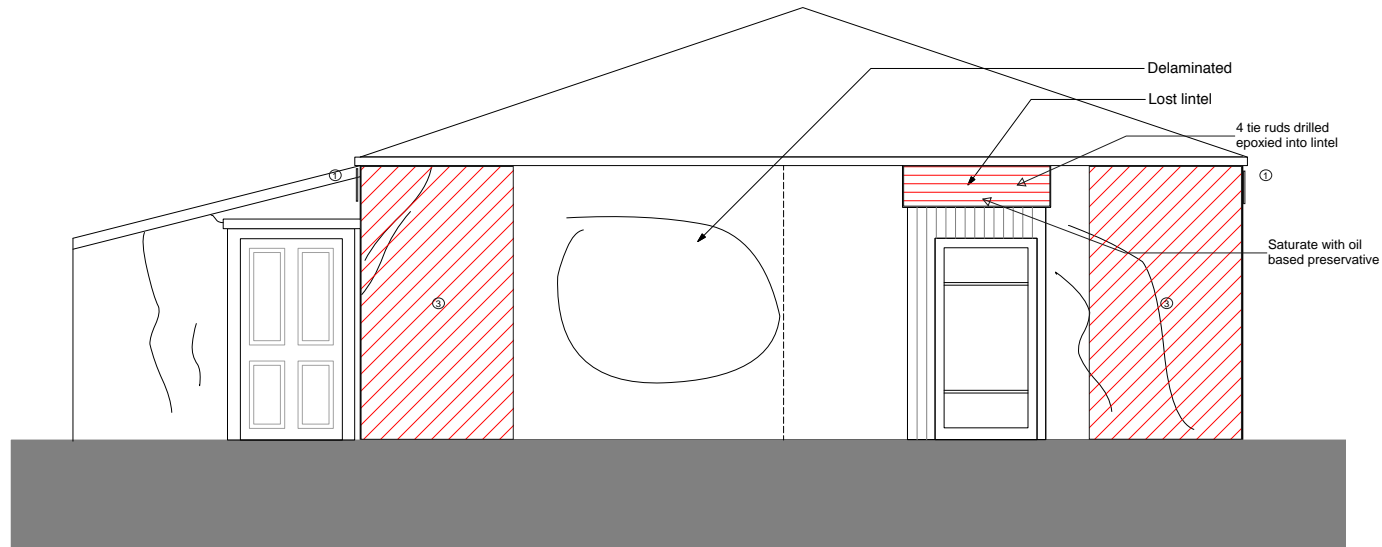
Preliminary Design/Pricing	04/03/2013

Scales  
A3 Scales 1:50  
Designed  
Drawn Sally Ogle  
CAD Reference

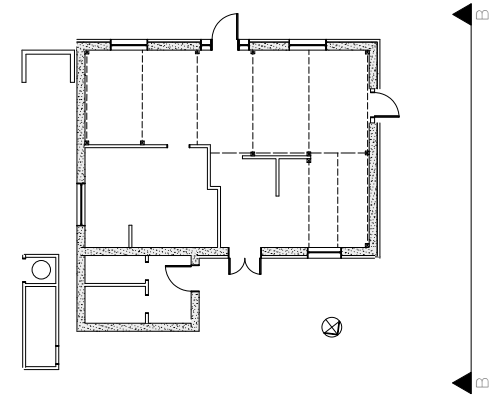
Job Number  
**7296**  
Drawing Number  
**01**  
Rev A



**Dunning  
Thornton**  
consultants



ELEVATION B 1:50



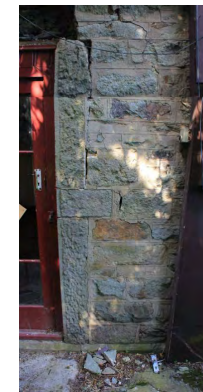
PLAN 1:200



2



3



4



PORTSTONE  
471 FERRY ROAD

ELEVATION B

## REVISIONS

Preliminary Design/Pricing	04/03/2013

Scales  
A3 Scales  
Designed  
Drawn  
CAD Reference

1: 50  
Sally Ogle

Job Number  
7296  
Drawing Number  
02  
Rev A

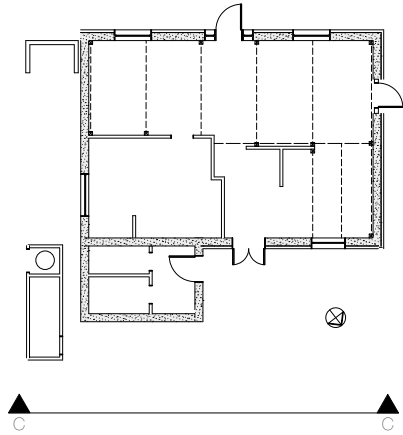


**Dunning  
Thornton**  
consultants





ELEVATION C 1:50



PLAN 1:200



PORTSTONE  
471 FERRY ROAD

ELEVATION C

REVISIONS	
Preliminary Design/Price	04/03/2013

Scales  
A3 Scales 1:50  
Designed  
Drawn Sally Ogle  
CAD Reference

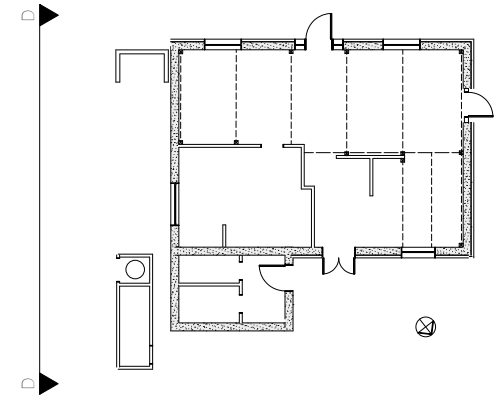
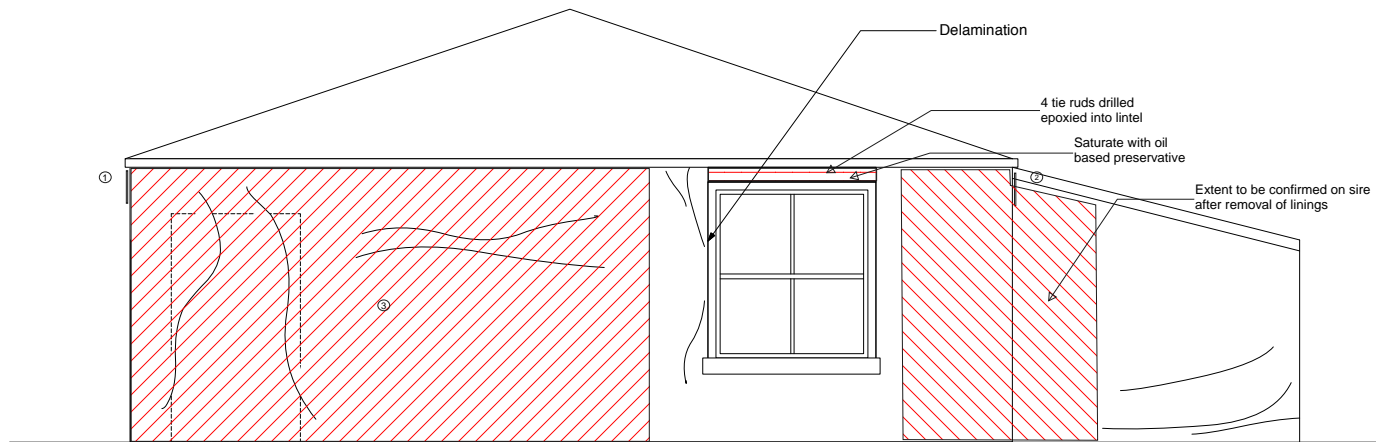
Job Number  
7296  
Drawing Number  
03  
Rev A



**Dunning  
Thornton**  
consultants

IF IN DOUBT ASK

DO NOT SCALE



PLAN 1:200

ELEVATION D 1:50



PORTSTONE  
471 FERRY ROAD

ELEVATION D

# REVISIONS

Preliminary Design/Pricing	04/03/2013

Scales  
A3 Scales 1:50  
Designed  
Drawn Sally Ogle  
CAD Reference

Job Number  
**7296**  
Drawing Number  
**04**  
Rev A

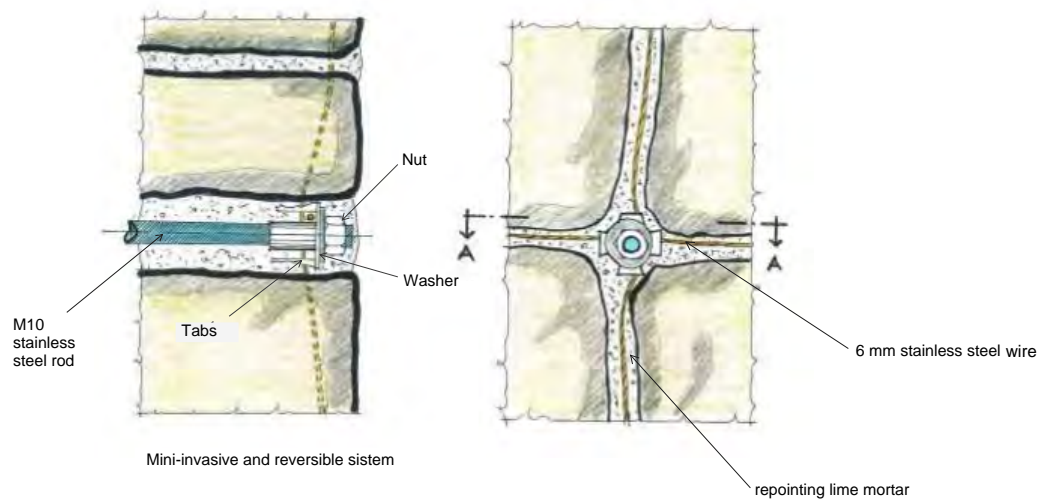
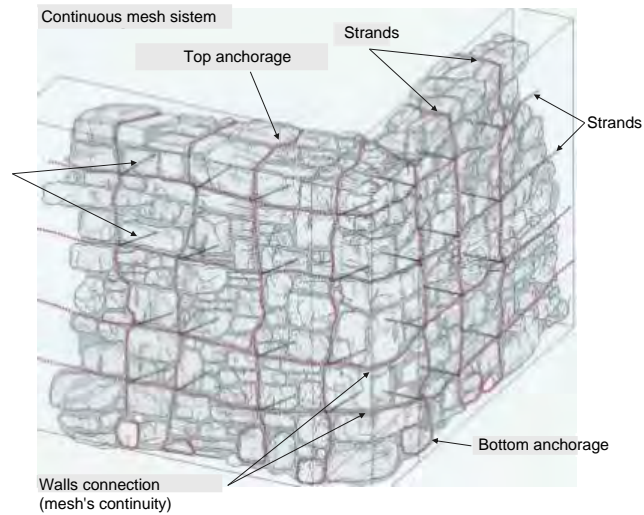


IF IN DOUBT ASK

DO NOT SCALE



③



PORTSTONE  
471 FERRY ROAD

DETAIL

IF IN DOUBT ASK

REVISIONS

Preliminary Design/Pricing	04/03/2013

Scales  
A3 Scales  
Designed  
Drawn  
CAD Reference

1: 50  
Sally Ogle

Job Number  
**7296**  
Drawing Number  
**05**  
Rev A



**Dunning  
Thornton**  
consultants

DO NOT SCALE

**APPENDIX D: 3380/007 R2 – REVIEW REPORT – HIN 1060 – MITRE HOTEL  
AND SETTING – 40 NORWICH QUAY, LYTTTELTON – 02 AUGUST 2023**

(overleaf)

2 August 2023

Te Hononga Civic Offices  
53 Hereford Street  
CHRISTCHURCH 8013

Attn: Amanda Ohs (e: [Amanda.ohs@ccc.govt.nz](mailto:Amanda.ohs@ccc.govt.nz))

Dear Amanda

**3380/007 R2 – REVIEW REPORT – HIN 1060 – MITRE HOTEL AND SETTING – 40 NORWICH QUAY,  
LYTTELTON**

Please find enclosed our estimate reviews for Mitre Hotel and Setting at 40 Norwich Quay, Lyttelton.

Should you have any queries, please do not hesitate to contact the writer

Yours faithfully



Gavin Stanley BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes + Associates Limited**



**Rhodes  
+Associates**

Quantity Surveyors  
Cost Consultants

3380/007 R2 - HIN 1060 - MITRE HOTEL AND SETTING, 40  
NORWICH QUAY

Estimate Reviews

02 August 2023

Christchurch City Council



## QUALITY ASSURANCE INFORMATION

**Report:** ESTIMATE REVIEWS

**Document:** HIN 1060 - MITRE HOTEL AND SETTING, 40 NORWICH QUAY

**Ref:** 3380/007 R2

**Date:** 02 August 2023

**Client:** CHRISTCHURCH CITY COUNCIL

**Lead QS:** GAVIN STANLEY

---

Ver:	Date:	Prepared By:	Reviewed By:
	6/07/2023	Gavin Stanley	Phil Griffiths
R1	26/07/2023	Gavin Stanley	Phil Griffiths
R2	02/08/2023	Gavin Stanley	Phil Griffiths

## EXECUTIVE SUMMARY

Rhodes + Associates Limited have been appointed by Christchurch City Council to provide a review for multiple construction options at Mitre Hotel and Setting at 40 Norwich Quay, Lyttelton using modern construction techniques to comply with current building regulations.

This report has been prepared specifically for Christchurch City Council. Rhodes + Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.

## CLARIFICATIONS AND EXCLUSIONS

Rhodes + Associates Limited have not been requested to produce an estimate for the repair/replacement of Mitre Hotel at 40 Norwich Quay, Lyttelton and as such we have been requested to carry out a high-level review of the documentation by multiple contractors provided by Christchurch City Council. Allowances have been made for escalation given the submission dates of the contractor's estimates.

### Building Description

The building was constructed in 1926 and has a GFA of approximately 802 m<sup>2</sup> (measured in accordance with NZIQS guidelines, see Appendix A) and is constructed on three levels which includes a basement. The structure consists of a mixture of reinforced concrete and brick with a corrugated steel roof.

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract

### Review

This review has been carried out by Gavin Stanley, Senior Quantity Surveyor with Rhodes and Associated Limited who has a BSc in Quantity Surveying, 30+ years' experience and is an Affiliate Member of the NZIQS.

The review has been based upon limited costings from Ceres New Zealand LCC, Wheelers Limited and Prendos New Zealand Limited (Appendix F) which covers making safe, stabilisation of southern and eastern façade with rebuild and full demolition with rebuild.

We have not been provided with breakdowns for the estimates from either Ceres New Zealand LCC (2012), Wheelers Limited (2014). Prendos New Zealand Limited (2017) is an elemental estimate and makes allowance for the replacement of Mitre Hotel to match the existing construction and layout.

No allowances have been made to allow for any further deterioration or additional works that may be required to the building beyond the dates of the quotations.

### Methodology

For simplicity we have carried out our calculations for construction escalation costs based on the 'New Zealand standard conditions of contract for building and civil engineering construction NZS 3910:2013', in particular 'Appendix A – Cost fluctuation adjustment by indexation' of that contract (see Appendix B for copy).

Indices are required for the calculations which are updated on a quarterly basis and are published by Statistics New Zealand. The indices are available on their website <http://archive.stats.govt.nz/infoshare/>

*L and L<sup>1</sup> – 'Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wages Rates' (see Appendix D for relevant indices)*

*M and M<sup>1</sup> – 'Producers Price Index; Inputs: Industry Group - Construction' (see Appendix D for relevant indices)*

This report is required to calculate escalation to July 2023. Unfortunately, indices by Statistics New Zealand have only been produced up to the quarter ending March 2023, we have allowed for additional estimated escalation up to the third quarter of 2023 (See Appendix D for Indices).

#### Option 1 - Demolition and rebuild options

Please note we have carried out escalation calculations on all estimates as below and shown in Appendix C.

Ceres New Zealand LCC - 2012 (including escalation) \$2,764,838 (\$3,447 per m2)

Wheeler's Limited – 2014 (including escalation) \$4,030,557 (\$5,026 per m2)

Prendos New Zealand Limited - 2017 (including escalation) \$4,061,505 (\$5,064 per m2)

We have concentrated on the estimate provided by Prendos New Zealand Limited as it is the most recent, allows for a rebuild to match the existing building, is detailed and does appear to be reasonable given their assumptions and exclusions based upon the information they received. The percentages applied however in our experience, appear to be light and we have increased the following:

- Preliminary & General from 7% to 12%
- Margin from 7% to 8%
- Construction Contingency from 5% to 10%
- Professional Fees from 8% to 15%

These adjustments have the effect of increasing the overall rebuild budget from \$4,061,505 (\$5,064/m2) to \$4,795,884 (\$5,980/m2) excluding GST

#### Option 2 - Demolition and rebuild options incorporating the existing southern and eastern facades

Only Ceres New Zealand LCC have provided costings related to this option although the full demolition and total rebuild estimate when escalated does appear to be lower than anticipated.

Using the Ceres New Zealand LCC estimate, we have arrived at an escalated extra value figure for the retention of the southern and eastern facades (methodology and detail contained within their proposal of 27 February 2012) and as calculated below.

Stabilisation of southern and eastern facades and rebuild (27 February 2012)	\$3,854,982
Omit - Full demolition and total rebuild (27 February 2012)	-\$2,764,838
<b>Extra value for retention of southern and eastern facades</b>	<b>\$1,090,144</b>

*(Note all figures above have been escalated and are shown in Appendix C)*

For simplicity we have added \$1,090,144 to the adjusted Prendos New Zealand Figure of \$4,795,884 to give an overall figure of \$5,886,028 for the demolition and rebuild options incorporating the existing southern and eastern facades.

#### Option 3 – Repair

Wheeler's Limited provided repair estimates on 20 November 2014 for multiple earthquakes based on limited information, assumptions and requesting a more detailed engineers report.

The estimates do not contain sufficient detail for us to make comment on whether the rates would be reasonable or not.

We have assumed that there is no overlap on repairs for the separate events.

With the limited information, we have taken Wheelers Limited's estimates to arrive at an overall estimated repair cost.

<b>Event</b>	<b>Estimate (including escalation, excluding GST)</b>
September 2010	\$123,176
February 2011	\$3,524,787
June 2011	\$371,888
<b>Combined total</b>	<b>\$4,019,851</b>

Given that the GFA is approximately 802 m2 this would equate to a repair estimate of around \$5,012/m2

#### Option 4 – Demolition and replacement with a modern building

A replacement with a modern structure (which would bear no resemblance to the look of the existing) from our recent experience would be in the region of \$4,500/m2 to \$5,000/m2 at current market rates. GFA is approximately 802 m2, this would result in a replacement estimate between \$3,609,000 to \$4,010,000.

#### **DOCUMENTATION**

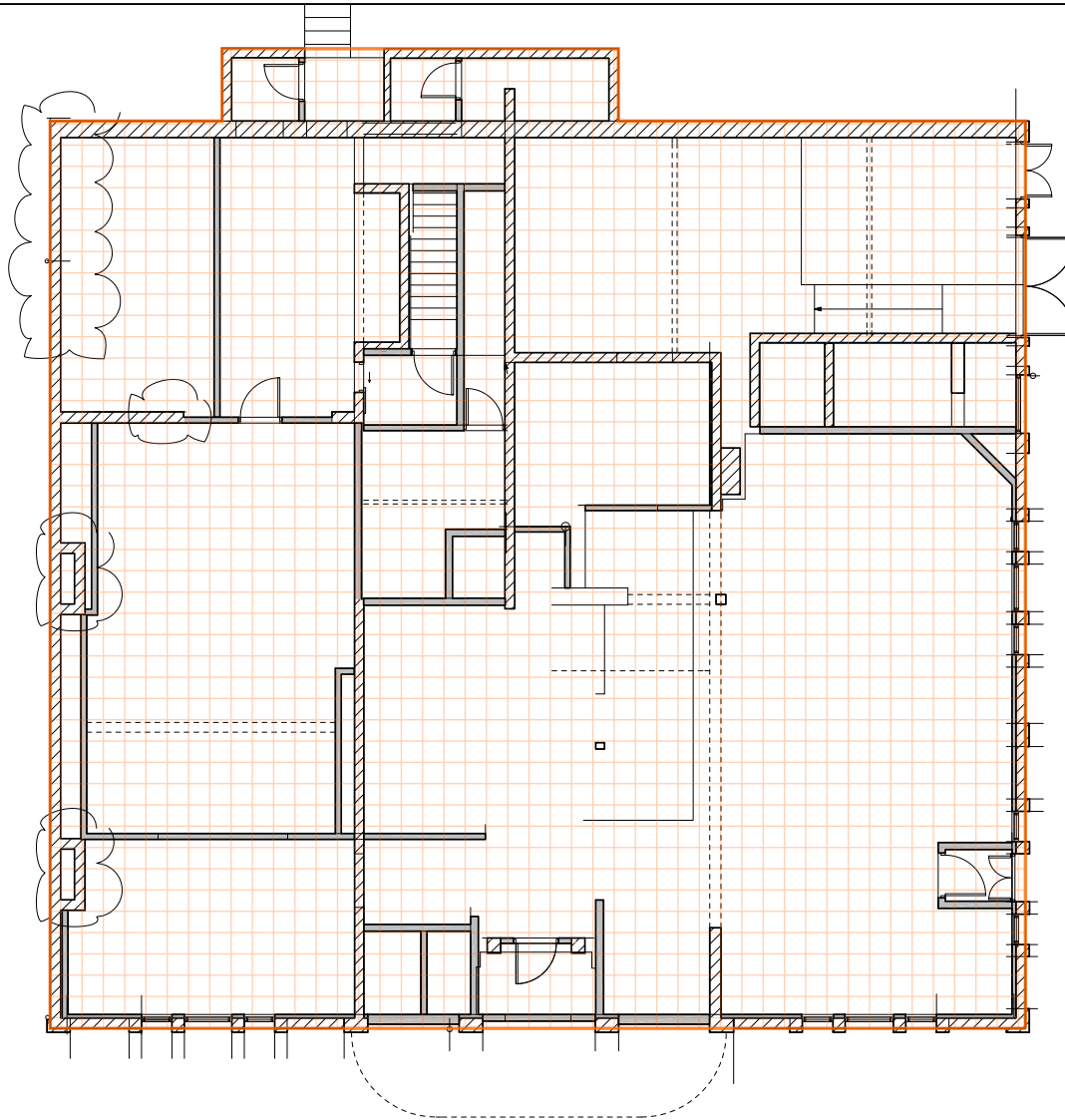
- CERES New Zealand LCC
  - Proposal for Mitre Tavern at 40 Norwich Quay - 27 February 2012
  - Make Safe Remedial Works - 28 March 2012
- Prendos New Zealand Limited
  - Rebuild Estimate - 9 May 2017
- Wheelers Limited
  - Mitre Hotel, Lyttelton, Canterbury - 20 November 2014

**Appendix A**  
GFA Calculations In Accordance With NZIQS Guidelines

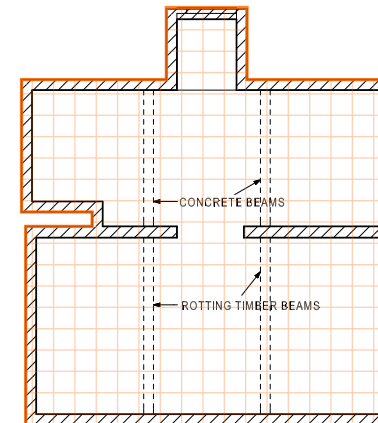
# CostX Drawing

**Project:** Christchurch City Council  
**Building:** 3360/007 - Mitre Tavern, Lyttleton

**Drawing:** AE Architects Limited\A01 - Ground Floor Plan  
**Filename:** R:\CostX Drawings\3CH\3CH 33\3380 Heritage Plan Change\3380\_007 Mitre Hotel\RMA20201325 - Application original - Supporting documents.PDF



**Legend**  
 R0\E00 Standards  
 R0E00 GFA 440 m2



BASEMENT

CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

DRAWINGS PRINTED FROM PDF MAY NOT BE TO SCALE

**AE Architects Limited**

145 High Street, PO Box 22 284, Christchurch 8142  
 Tel. 03 379 9525 Fax. 03 379 6445 Email. aearchitects@intrados.co.nz  
 www.intrados.co.nz

**DE ZWARTS**

MITRE TAVERN  
 40 NORWICH QUAY, LYTTLETON

SCALE 1:100

DRAWN ADE

ISSUE: BASE PLAN 28/6/11

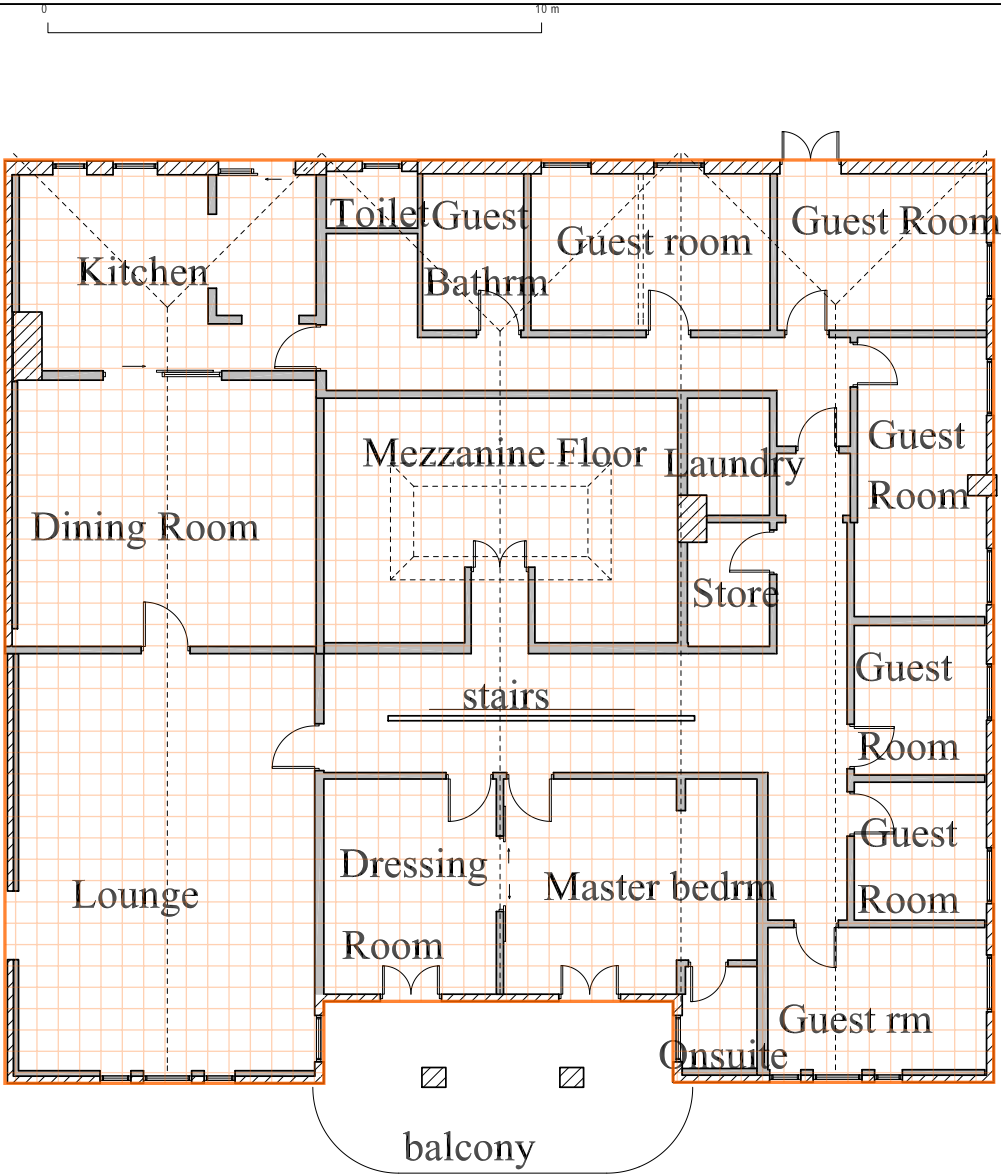
CONTENTS:  
 GROUND FLOOR  
 PLAN

**A01**

CostX Drawing

Project: Christchurch City Council  
Building: 3360/007 - Mitre Tavern, Lyttleton

Drawing: AE Architects Limited\A02 - First Floor Plan  
Filename: R:\CostX Drawings\3CH\3CH 33\3380 Heritage Plan Change\3380\_007 Mitre Hotel\RMA20201325 - Application original - Supporting documents floor plan



CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

DRAWINGS PRINTED FROM PDF MAY NOT BE TO SCALE

AE Architects Limited  
145 High Street, PO Box 22 284, Christchurch 8142  
Tel. 03 379 9525 Fax. 03 379 6445 Email. aearchitects@intrados.co.nz  
www.intrados.co.nz

DE ZWARTS  
MITRE TAVERN  
40 NORWICH QUAY, LYTTLETON

SCALE 1:100  
DRAWN ADE

ISSUE: CONCEPT 6/7/11

CONTENTS:  
1ST FLOOR PLAN

A02



## **Appendix B**

NZS 3910:2013 - Cost Fluctuation Adjustment By Indexations

**NZS 3910:2003**

## **APPENDIX A – COST FLUCTUATION ADJUSTMENT BY INDEXATION**

### **A1**

The provisions of this Appendix shall apply unless otherwise specifically provided in the Special Conditions.

### **A2**

The amounts payable by the Principal to the Contractor under the contract shall be adjusted up or down by amounts calculated in accordance with the following formula:

where

$$C=V\left[\frac{0.4(L-L')}{L'} + \frac{0.6(M-M')}{M'}\right]$$

C = Cost fluctuation adjustment for the quarter under consideration,

V = Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions and excluding the Cost fluctuation adjustment,

L = Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wage Rates: published by Statistics New Zealand, for the quarter under consideration,

L' = Index as defined under L but applying for the quarter during which tenders close,

M = Producers Price Index; Inputs: Industry Group – Construction, published by Statistics New Zealand applying for the quarter under consideration,

M' = Index as defined under M but applying for the quarter during which tenders close.

### **A3**

For the purpose of calculating the Cost fluctuation adjustment, any Daywork, Prime Cost Sums, Variations and other payment items which are based on actual Cost or current prices and any advances shall be excluded from the Engineer's valuation.

### **A4**

No other Cost fluctuation adjustment will be made by reason of any inaccuracy in the proportions of labour and Material Costs assumed in the above formula.

### **A5**

The Contractor shall not be entitled to claim or have deducted any Cost fluctuation adjustment for any further changes in indices which occur after the Due Date for Completion of the contract.

### **A6**

The indices to be used in the calculation of fluctuation shall be those first published by Statistics New Zealand for the appropriate quarter.

### **A7**

Where indices for the quarter have not yet been published, interim payments will be made on the basis of the indices for the most recent quarter for which indices are available.

### **A8**

If at any time either of the indices referred to in A2 are no longer published by Statistics New Zealand, or if the basis of either index is materially changed, the adjustment shall thereafter be calculated by using such other index, or in such other manner, as will fairly reflect the changes as previously measured by that index.

For Statistics New Zealand Producers price index information goto <T:\RACL - Information Point\Cost Information\Business Price Indexes>

**Appendix C**  
Cost Fluctuation Adjustment Calculations By Indexations

HIN 1040 - Milre Halle and Settling, Lyttelton

GFA

802 m2

Cost Fluctuation Adjustment Calculations By Indexation (Note all figures excluded GST)

CERES NEW ZEALAND LIMITED

$$C=V\left[\frac{0.4(L-L')}{L'}+\frac{0.6(M-M')}{M'}\right]$$

C. Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)									
Period	Year/Quarter	A Make safe reinstatement works (28 March 2012)	B Stabilisation of southern and eastern facades and rebuild (27 February 2012) -	C Full demolition and total rebuild (27 February 2012)	D = B - C Difference Between Option 2 and 3				
V Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions		\$	\$	\$	\$	\$	\$	\$	\$
L Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates: published	2023 Q3	1377	1377	1377	1377	1377	1377	1377	1377
L' Index as defined under L but applying for the quarter during which tenders close,	2012 Q1	1054	1054	1054	1054	1054	1054	1054	1054
M Producers Price Index: Inputs: Industry Group – Construction, published by Statistics New Zealand	2023 Q3	1488	1488	1488	1488	1488	1488	1488	1488
M' applying for the quarter under consideration,									
M' Index as defined under M but applying for the quarter during which tenders close,	2012 Q1	1035	1035	1035	1035	1035	1035	1035	1035
Adjusted value (Rounded up to nearest \$)		\$	\$	\$	\$	\$	\$	\$	\$
Adjusted \$/m2		187.87	4,886.71	2,764,838.00	3,447.43	1,090.14	1,090.14	1,090.14	1,359.28

WHEELERS LIMITED - 20 November 2014

$$C=V\left[\frac{0.4(L-L')}{L'}+\frac{0.6(M-M')}{M'}\right]$$

C. Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)									
Period	Year/Quarter	E Partial demolition and rebuild	F Repair September 2010	G Repair February 2011	H Repair June 2011	J = F + G + H Combined Repair			
V Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions		\$	\$	\$	\$	\$	\$	\$	\$
L Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates: published	2023 Q3	1377	1377	1377	1377	1377	1377	1377	1377
L' Index as defined under L but applying for the quarter during which tenders close,	2014 Q4	1120	1120	1120	1120	1120	1120	1120	1120
M Producers Price Index: Inputs: Industry Group – Construction, published by Statistics New Zealand	2023 Q3	1488	1488	1488	1488	1488	1488	1488	1488
M' applying for the quarter under consideration,									
M' Index as defined under M but applying for the quarter during which tenders close,	2012 Q1	1067	1067	1067	1067	1067	1067	1067	1067
Adjusted value (Rounded up to nearest \$)		\$	\$	\$	\$	\$	\$	\$	\$
Adjusted \$/m2		4,030,557.00	123,176.00	3,524,787.00	371,888.00	4,019,850.00	4,019,850.00	4,019,850.00	5,012.28

PRENDOS NEW ZEALAND LIMITED

$$C=V\left[\frac{0.4(L-L')}{L'}+\frac{0.6(M-M')}{M'}\right]$$

C. Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)									
Period	Year/Quarter	K Adjusted full demolition and total rebuild to match existing (9 May 2017)	L Adjusted full demolition and total rebuild to match existing (9 May 2017) incorporating adjusted %s (See Appendix E)						
V Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions		\$	\$	\$	\$	\$	\$	\$	\$
L Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates: published	2023 Q3	1377	1377	1377	1377	1377	1377	1377	1377
L' Index as defined under L but applying for the quarter during which tenders close,	2017 Q3	1175	1175	1175	1175	1175	1175	1175	1175
M Producers Price Index: Inputs: Industry Group – Construction, published by Statistics New Zealand	2023 Q3	1488	1488	1488	1488	1488	1488	1488	1488
M' applying for the quarter under consideration,									
M' Index as defined under M but applying for the quarter during which tenders close,	2017 Q3	1109	1109	1109	1109	1109	1109	1109	1109
Adjusted value (Rounded up to nearest \$)		\$	\$	\$	\$	\$	\$	\$	\$
Adjusted \$/m2		4,061,505.00	4,795,884.00	5,064.22	5,979.91	5,064.22	5,979.91	5,064.22	5,979.91

## **Appendix D**

Statistics New Zealand - Labour Cost/Producers Price Index's

### Labour Cost Index - LCI - L and L<sup>1</sup> - Jan 2011 to Dec 2020

#### Work Income And Spending | Labour Cost Index

Private Sector and Industry Group  
(ANZSIC06)(Base: June 2009 qtr (=1000))  
(Qrtly-Mar/Jun/Sep/Dec)

	All Salary and Wage Rates Construction	Movement In Index
2012Q1	1054	4
2012Q2	1059	5
2012Q3	1066	7
2012Q4	1076	10
2013Q1	1079	3
2013Q2	1083	4
2013Q3	1087	4
2013Q4	1094	7
2014Q1	1100	6
2014Q2	1106	6
2014Q3	1112	6
2014Q4	1120	8
2015Q1	1123	3
2015Q2	1131	8
2015Q3	1135	4
2015Q4	1140	5
2016Q1	1149	9
2016Q2	1153	4
2016Q3	1159	6
2016Q4	1164	5
2017Q1	1170	6
2017Q2	1175	5
2017Q3	1182	7
2017Q4	1185	3
2018Q1	1192	7
2018Q2	1198	6
2018Q3	1204	6
2018Q4	1211	7
2019Q1	1216	5
2019Q2	1222	6
2019Q3	1227	5
2019Q4	1236	9
2020Q1	1242	6
2020Q2	1235	-7
2020Q3	1246	11
2020Q4	1253	7
2021Q1	1264	11
2021Q2	1273	9
2021Q3	1284	11
2021Q4	1294	10
2022Q1	1305	11
2022Q2	1326	21
2022Q3	1336	10
2022Q4	1353	17
2023Q1	1361	8
2023Q2*	1369	8
2023Q3*	1377	8

Last updated by Statistics New Zealand 03  
May 2023 at 10:45am

### Producers Price Index - PPI - M and M<sup>1</sup> - Jan 2011 to Dec 2020

#### Economic Indicators | Producers Price Index - PPI

Inputs (ANZSIC06) - NZSIOC level 1, Base:  
Dec. 2010 quarter (=1000) (Qrtly-  
Mar/Jun/Sep/Dec)

	Construction	Movement In Index
2012Q1	1035	4
2012Q2	1035	0
2012Q3	1043	8
2012Q4	1046	3
2013Q1	1048	2
2013Q2	1049	1
2013Q3	1058	9
2013Q4	1057	-1
2014Q1	1061	4
2014Q2	1065	4
2014Q3	1069	4
2014Q4	1067	-2
2015Q1	1064	-3
2015Q2	1071	7
2015Q3	1079	8
2015Q4	1076	-3
2016Q1	1071	-5
2016Q2	1078	7
2016Q3	1081	3
2016Q4	1094	13
2017Q1	1100	6
2017Q2	1109	9
2017Q3	1116	7
2017Q4	1129	13
2018Q1	1138	9
2018Q2	1151	13
2018Q3	1168	17
2018Q4	1176	8
2019Q1	1175	-1
2019Q2	1184	9
2019Q3	1193	9
2019Q4	1199	6
2020Q1	1202	3
2020Q2	1198	-4
2020Q3	1207	9
2020Q4	1211	4
2021Q1	1223	12
2021Q2	1246	23
2021Q3	1277	31
2021Q4	1304	27
2022Q1	1353	49
2022Q2	1409	56
2022Q3	1445	36
2022Q4	1467	22
2023Q1	1474	7
2023Q2*	1481	7
2023Q3*	1488	7

Last updated by Statistics New Zealand 18  
May 2023 at 10:45am

\* Denotes estimated indices taken as movement in last confirmed quarter

**Appendix E**  
Adjusted Prendos Estimate

**PRENDOS NEW ZEALAND LIMITED - MITRE HOTEL - REBUILD ESTIMATE 9 MAY 2017**

GFA 802 m2

Description	Original Estimate				Adjusted Estimate			
	Quantity	Unit	Value	\$/m2	Quantity	Unit	Value	\$/m2
Demolition and Traffic management			205,725	256.51			205,725	256.51
Site preparation			42,274	52.71			42,274	52.71
Substructure			114,055	142.21			114,055	142.21
Structure			400,119	498.90			400,119	498.90
Carpentry			252,022	314.24			252,022	314.24
External Joinery			122,465	152.70			122,465	152.70
Joinery			221,750	276.50			221,750	276.50
Cladding			107,200	133.67			107,200	133.67
Roof			79,495	99.12			79,495	99.12
Coolroom			26,825	33.45			26,825	33.45
Plumbing and fittings			113,605	141.65			113,605	141.65
Drainage			31,285	39.01			31,285	39.01
Heating, ventilation and A/C			141,580	176.53			141,580	176.53
Fire Protection			105,500	131.55			105,500	131.55
Electrical services and fittings			126,200	157.36			126,200	157.36
Plasterboard linings			105,029	130.96			105,029	130.96
Floor Coverings			20,586	25.67			20,586	25.67
Painting and specialist finishes			96,865	120.78			96,865	120.78
Scaffold and edge protection			74,060	92.34			74,060	92.34
External works			57,558	71.77			57,558	71.77
<b>Total</b>			<b>2,444,198</b>	<b>3,047.63</b>			<b>2,444,198</b>	<b>3,047.63</b>
Preliminary and General	7	%	171,094	213.33	12	%	293,304	365.72
Margin (attendance on subcontractors)	7	%	183,070	228.27	8	%	219,000	273.07
Construction Contingency	5	%	130,765	163.05	10	%	295,650	368.64
Professional fees	8	%	234,330	292.18	15	%	487,823	608.26
Building Consent Fees			25,000	31.17			25,000	31.17
<b>Total EQR Estimate (exclusive of GST):</b>			<b>3,188,456</b>	<b>3,975.63</b>			<b>3,764,975</b>	<b>4,694.48</b>

**STANDARD EXCLUSIONS**

Price escalation &amp; Demand surge.

Finance costs.

Holding costs including rates, taxes and related outgoings.

Land and legal costs .

Prendos NZ Ltd fees to date.

Negotiation with Insurer.

Depreciation.

Temporary accommodation.

Relocation, temporary storage and disruption costs for the duration of the construction period .

Ground strengthening and land remediation works, other than noted.

Development costs, general costs and capitalised interest calculations

Statutory authority charges including all utility providers other than noted .

After hours works.

Staging.

Consequential loss.

Betterment.

New furnishing and fittings other than noted.

Contracts work insurance.

**SPECIAL EXCLUSIONS**

Handling asbestos.

Ground water and temporary dewatering .

Contamination of soil.

Ground strengthening.

Cooperation with neighbours on access.

Internal signage.

Audio system.

Carpets (contents insurance).

Curtains, blinds, fixtures other than noted. Special locking (master keys, etc).

Any lift to FF.

**NOTES**

External walkway and ladders would not be required any more (subject to heritage requirements).

Three fireplaces and chimneys are considered (exact number TBC). Allowance for coolroom is considered (TBC).

To be read in conjunction with the attached cover letter, especially in regard to exclusions.







February 27, 2012

Attn: Tony Ward

**RE: Proposal for Mitre Tavern at 40 Norwich Quay**

Dear Mr. Ward,

Per our discussions and recent site visit, Ceres NZ has put together preliminary pricing for the options discussed for the future of the Mitre Tavern at 40 Norwich Quay in Lyttelton. At this point Option 1, which is to reinstate the building, is pending further engineering analysis from Miyamoto+Cardno. Once they have assembled the scope of work required to both Make Safe and then reinstate the building to over 67% NBS, we will continue with pricing.

In order to provide numbers to begin financial analysis, we have generated the following preliminary pricing for a turn-key design-build contract for Options 2 & 3. The pricing provided here should be considered as preliminary only to give rough order of magnitude estimates for the work. Final pricing will be dependent on final engineering and architectural designs.

**OPTION 1 – MAKE SAFE AND REINSTATEMENT OF EXISTING STRUCTURE**

PRELIMINARY PRICING: TBC

**OPTION 2 – STABILISATION OF THE SOUTHERN AND EASTERN FACADES AND REBUILD**

PRELIMINARY PRICING: \$2,783,000.00+GST (*Two million, seven hundred and eighty three thousand dollars*)

SCOPE OF WORK: We have allowed for the propping of the facade with timber or steel trusses on the exterior of the building. The preliminary design of the facade stabilisation system is attached in Appendix A. Once the facade is stabilised, the remainder of the building will be demolished. Upon completion of the demolition, if necessary the steel trusses will be moved to the interior of the building to minimize traffic management costs. An opportunity for cost savings <Approx. \$10,000.00> may exist if the rebuild can be scheduled immediately after demo, eliminating the need to switch the trusses to the inside of the building.

After demolition and facade stabilisation, construction of the new building will begin. We have allowed for full construction of the buildings per Architectural Plans attached to this report in Appendix B, including standard finishes. We have excluded the fit out items for the Bar area

downstairs and all furnishings. We have also allowed for the reinstatement of the preserved facade elevations.

**Inclusions:** Building demolition, facade stabilisation, site prep, new timber structure with exterior walls and finishes, steel framing to re-connect facade to new structure, premium for reinstatement of preserved heritage elevations, roofing, windows and external doors, stairs and balustrades, internal partitions, internal doors and lights, floor finishes, wall finishes, ceiling finishes, fittings and fixtures, sanitary plumbing, mechanical ventilation services, fire services, electrical services, drainage, exterior landscaping (\$35,000 PS), traffic management, P&G, all applicable insurances, all professional fees.

**Exclusions:** Consents fees, bar fit out items, furnishings, exterior car park and access ways.

Pricing assumes that existing foundations can be reused for the new construction. Because the new structure will be lightweight compared to the existing building, this may be a possibility but cannot be determined until a geotechnical report is completed.

Pricing assumes that the utilities points of connections are sized adequately and undamaged.

### **OPTION 3 – FULL DEMOLITION AND TOTAL REBUILD**

**PRELIMINARY PRICING:** \$1,996,000.00 + GST (*One million, nine hundred and ninety six thousand dollars*)

**SCOPE OF WORK:** We have allowed for full demolition of the building and a full rebuild of the building to replicate the previous building “Mitre No.2”. The scope of work other than the retention and reinstatement of the 2 historic facades shall be the same as listed in Option 2.

**Inclusions:** Building demolition, site prep, new timber structure with exterior walls and finishes to replicate *Mitre No.2*, roofing, windows and external doors, stairs and balustrades, internal partitions, internal doors and lights, floor finishes, wall finishes, ceiling finishes, fittings and fixtures, sanitary plumbing, mechanical ventilation services, fire services, electrical services, drainage, exterior landscaping (\$35,000 PS), traffic management, P&G, all applicable insurances, all professional fees.

Exclusions: Consents fees, bar fit out items, furnishings, exterior car park and access ways.

Pricing assumes that existing foundations can be reused for the new construction. Because the new structure will be lightweight compared to the existing building, this may be a possibility but cannot be determined until a geotechnical report is completed.

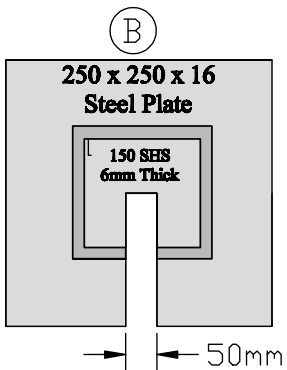
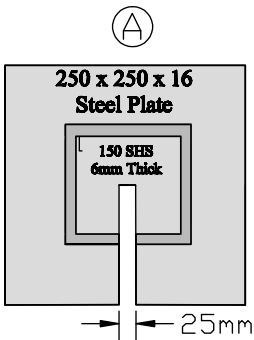
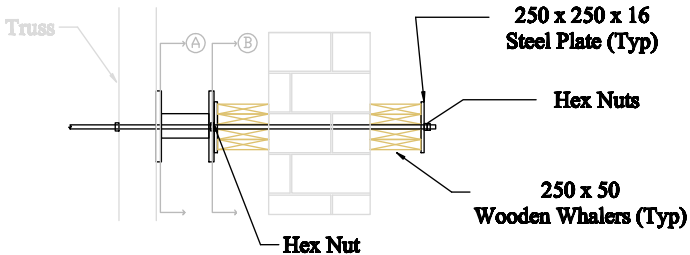
We hope that this information will allow you to gain a better understanding of the cost implications for the different options. As mentioned, upon receipt of a scope of work for the Make Safe and Building Reinstatement works, we will provide pricing for Option 1. We thank you for the opportunity to submit this quotation and look forward to completing a mutually beneficial contract.

Sincerely,



Mark Luckhardt  
Project Engineer - Ceres NZ LLC  
212 Antigua St.  
Central City, Christchurch 8011  
022.089.3736

## Connection Detail



300mm

## Truss

### Street Side

## Building Side

**- See Connection Detail**

**-0.5m = Assumed Maximum  
Facade Profile Change.  
To Be Field Verified.**

**Ceres NZ LLC**[illegible]

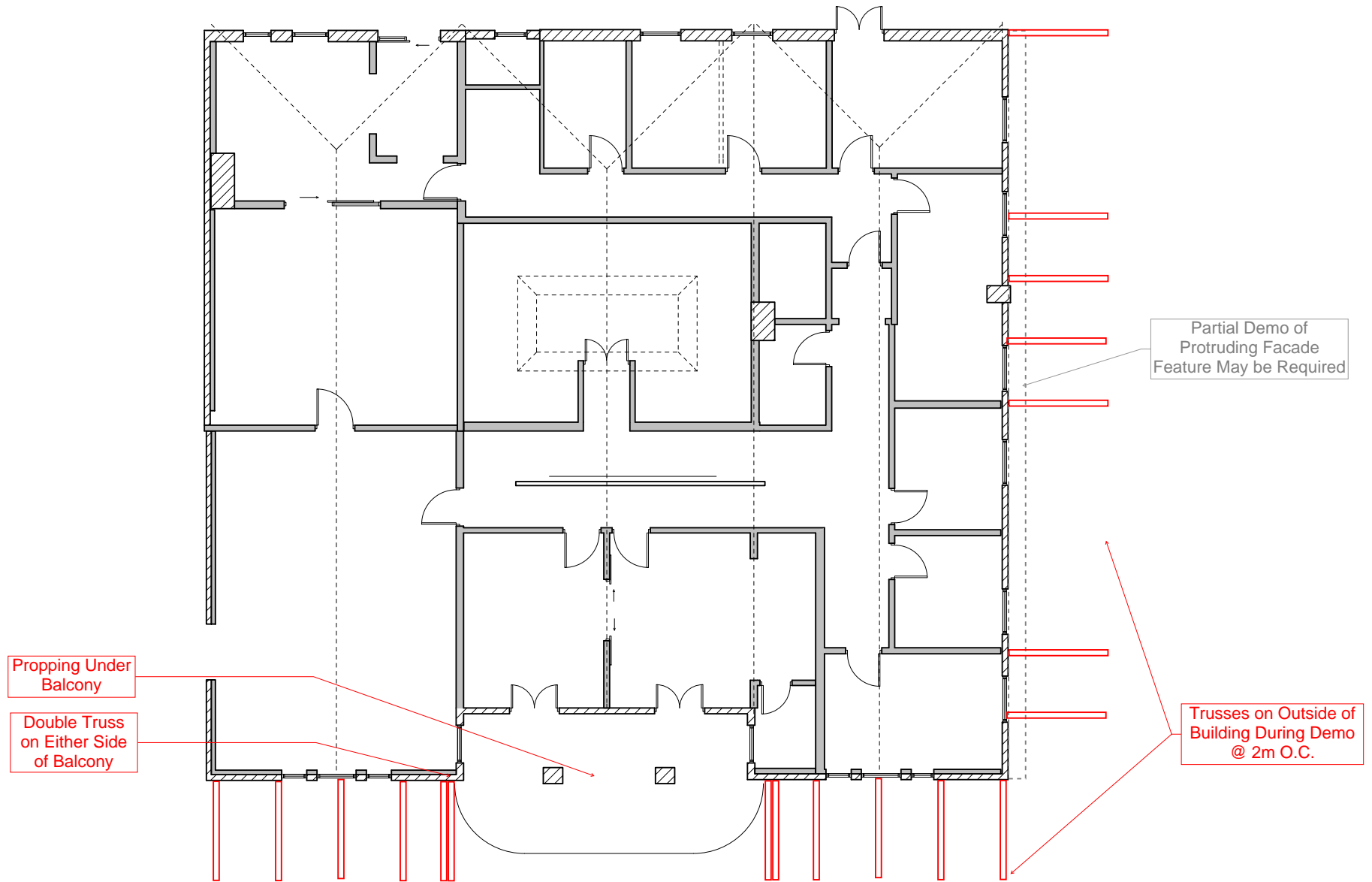
Ceres NZ LLC Christchurch, NZ	Endgame Type	Draw
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	MDL	
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	Endgame Type	Endgame 66

#### 40 Norwich Query

**Facade Stabilization  
Pre Demolition**

Sheet Reference

**Number:**  
**S-1**



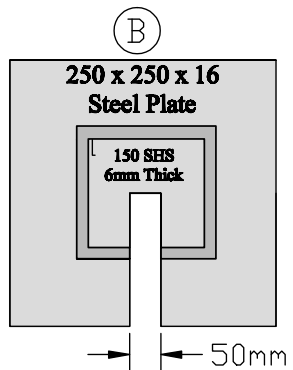
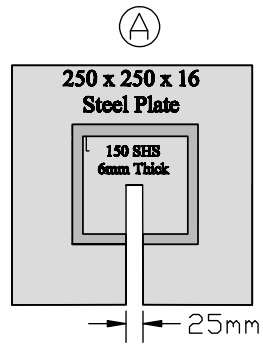
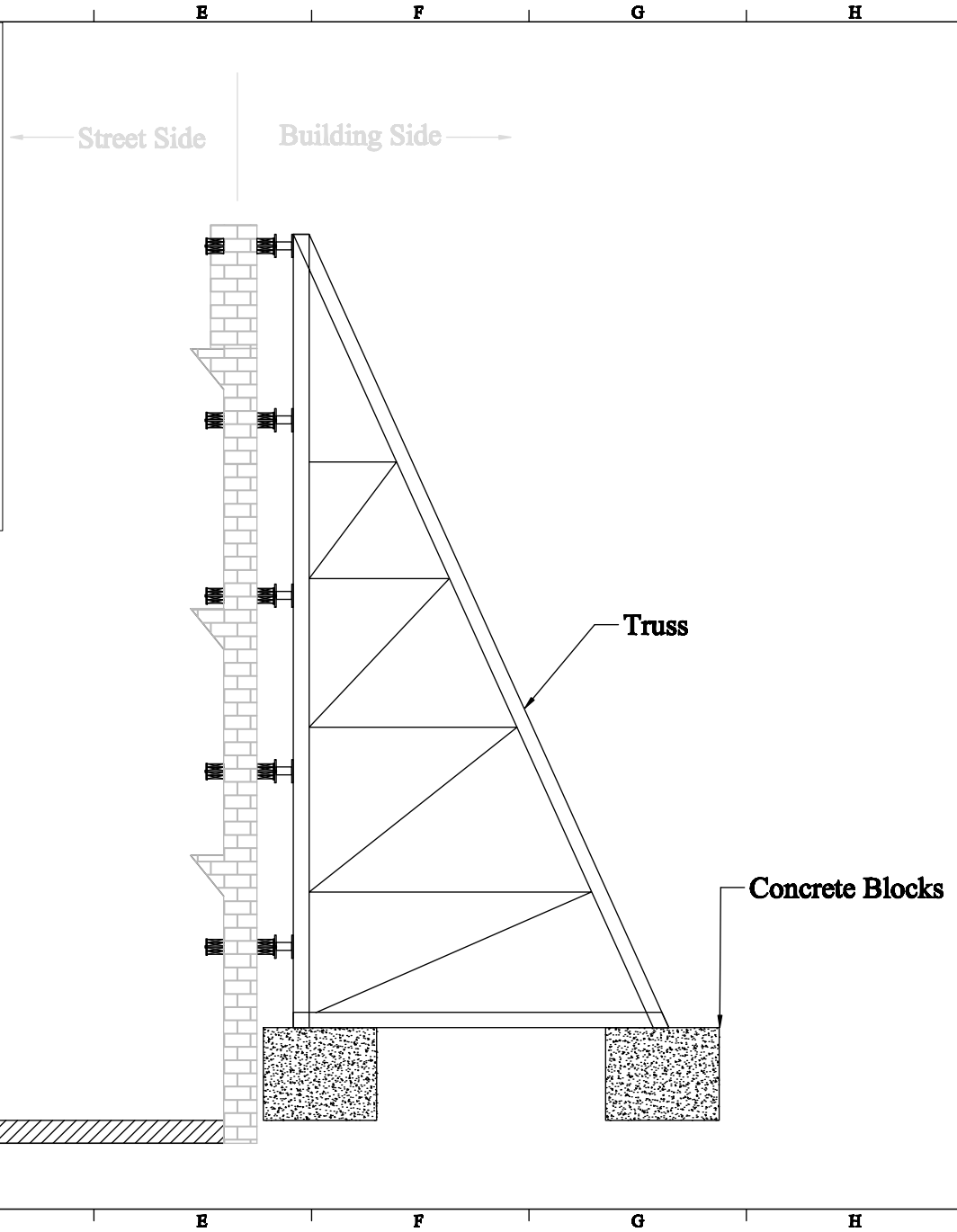
CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

DRAWINGS PRINTED FROM PDF MAY NOT BE TO SCALE

		SCALE 1:100	ISSUE: CONCEPT 6/7/11	CONTENTS: 1ST FLOOR PLAN	A02
		DRAWN ADE			

## Connection Detail

The diagram illustrates a cross-section of a truss-to-wooden whaler connection. A horizontal truss member is shown on the left, passing through a vertical wooden whaler. The connection is secured with a 250 x 250 x 16 steel plate (typical) and hex nuts. The wooden whaler is labeled as 250 x 50. The connection is detailed with a hex nut and a 250 x 50 wooden whaler (typical). The diagram also shows a truss member and a 250 x 250 x 16 steel plate (typical) with hex nuts. The connection is detailed with a hex nut and a 250 x 50 wooden whaler (typical). The diagram also shows a truss member and a 250 x 250 x 16 steel plate (typical) with hex nuts. The connection is detailed with a hex nut and a 250 x 50 wooden whaler (typical).



**Ceres NZ LLC**

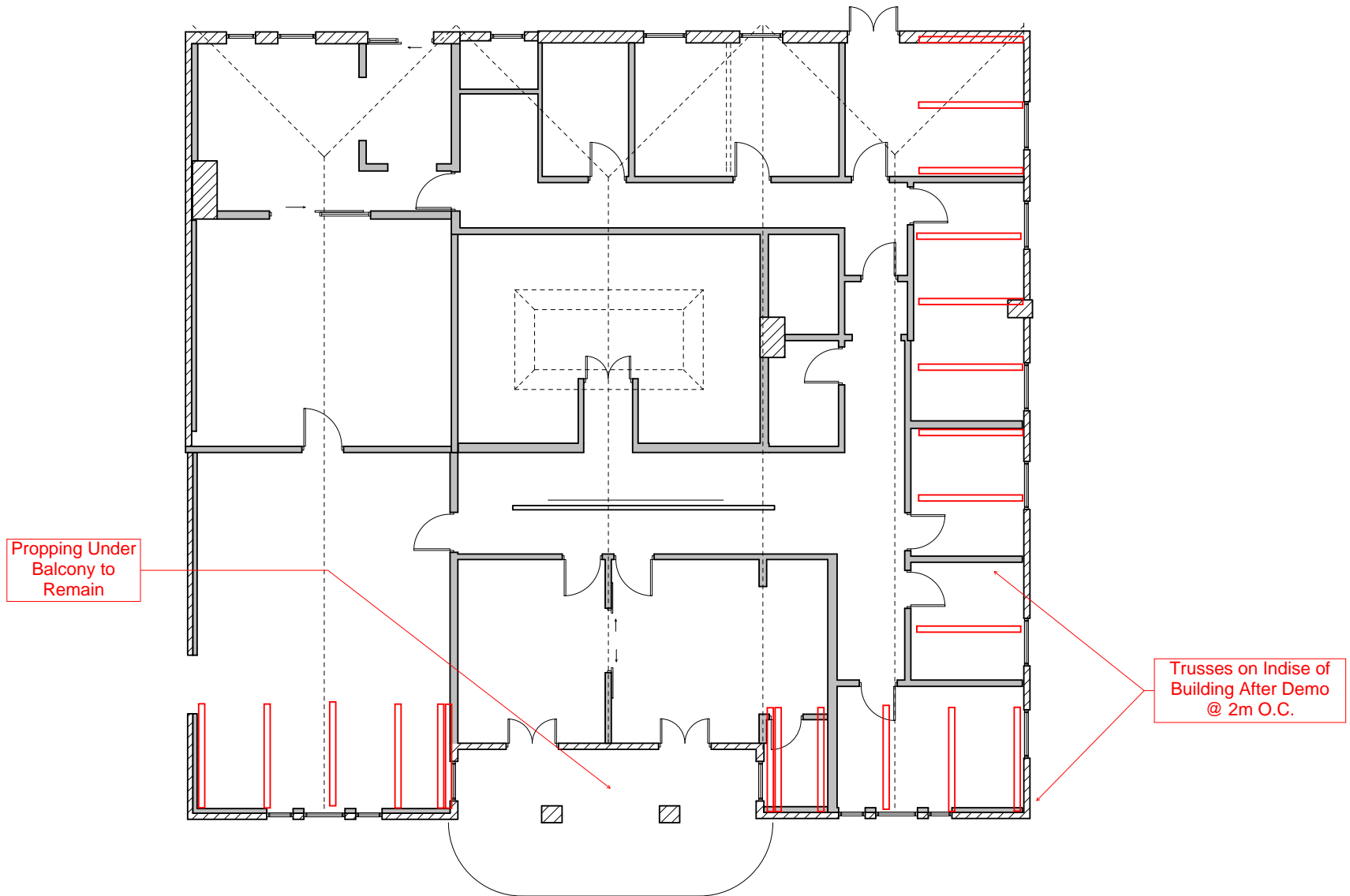
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Caro NZ LLC Christchurch, NZ	Endgame Type	Team
	MDL	
	Drawn Type	Score
	MDL	
	Checked Type	Project Delay
	Endgame Type	Endgame W

**40 Norwich Quay  
Mirare Teven**

Sheet Reference  
Number:  
**S-2**

0 10 m



CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

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**AE Architects Limited**

145 High Street, PO Box 22 284, Christchurch 8142  
Tel. 03 379 9525 Fax. 03 379 6445 Email. aearchitects@intrados.co.nz  
www.intrados.co.nz

**DE ZWARTS**

MITRE TAVERN  
40 NORWICH QUAY, LYTTTELTON

SCALE 1:100

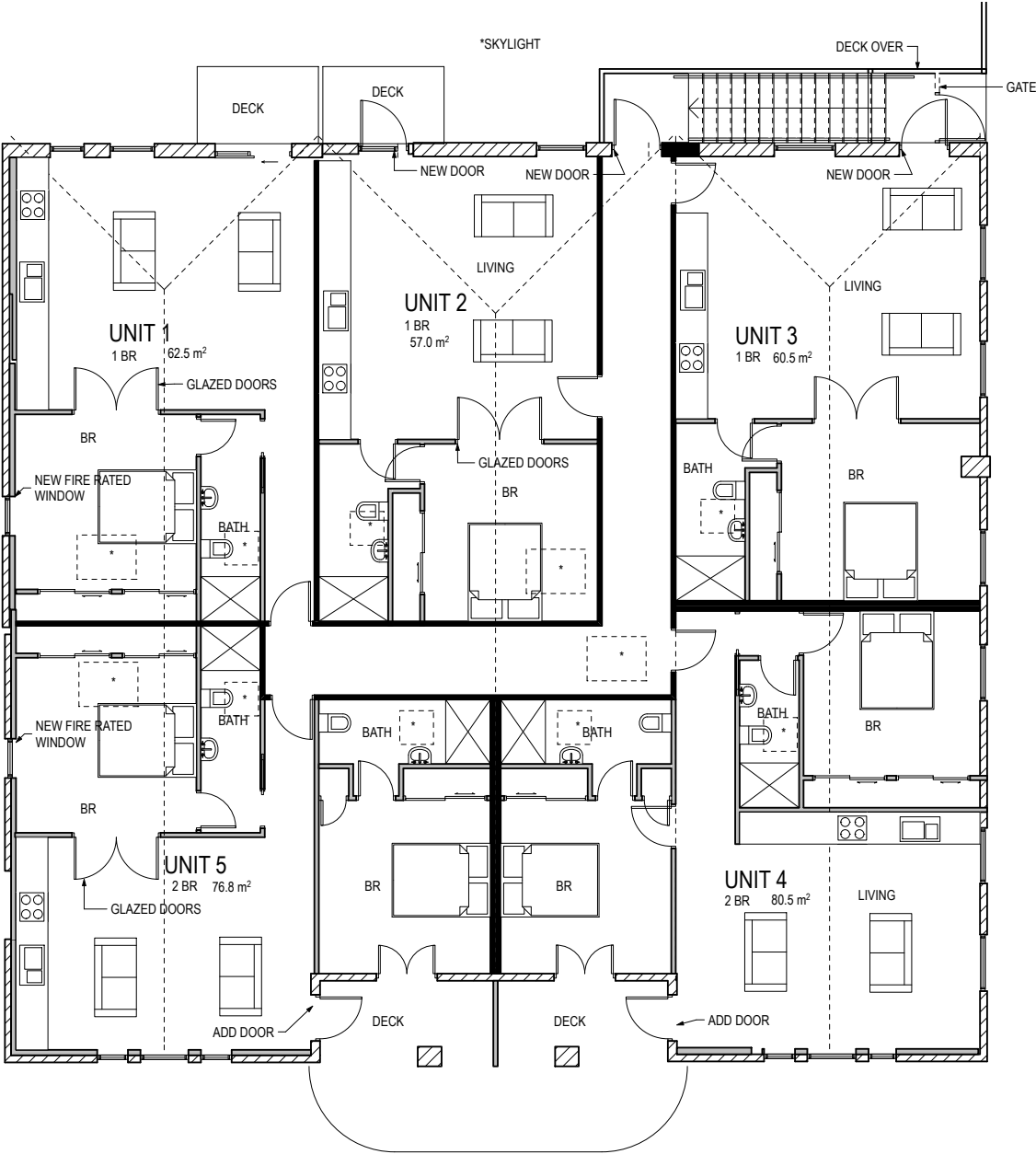
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ISSUE: CONCEPT 6/7/11

CONTENTS:  
1ST FLOOR PLAN

**A02**

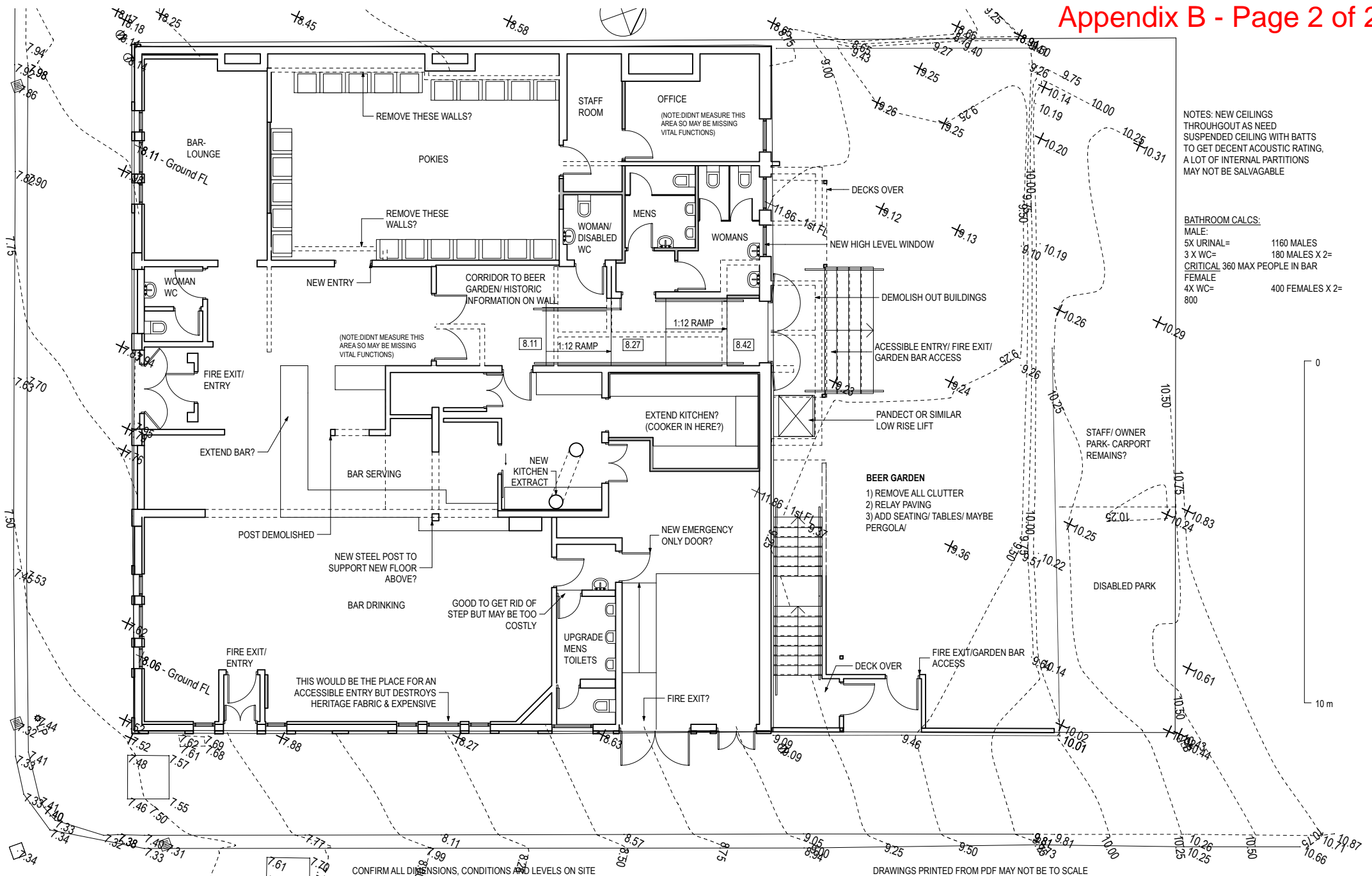




CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

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<div>AE Architects Limited</div> <div>145 High Street, PO Box 22 284, Christchurch 8142</div> <div>Tel. 03 379 9525 Fax. 03 379 6445 Email: aearchitects@intrados.co.nz</div> <div>www.intrados.co.nz</div>	<div>DE ZWARTS</div> <div>MITRE TAVERN</div> <div>40 NORWICH QUAY, LYTTELTON</div>		<div>ISSUE: BASE PLAN 28/6/11</div>	<div>CONTENTS:</div> <div>APARTMENT</div> <div>CONCEPT</div>	<div>A04</div>
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 www.intrados.co.nz

**DE ZWARTS**

MITRE TAVERN  
 40 NORWICH QUAY, LYTTELTON

SCALE 1:100

DRAWN ADE

ISSUE: CONCEPT 6/7/11

CONTENTS:  
 BAR CONCEPT

**A05**

# Appendix C







28 March 2012

Mitre Tavern,  
40 Norwich Quay,  
Christchurch,  
New Zealand

Attention: Tony Ward

**Re: Make Safe Remedial Works.**  
**Mitre Tavern, 40 Norwich Quay, Christchurch.**

Dear Sir,

Ceres New Zealand are pleased to submit our Preliminary Budget Estimate for the Make Safe Remedial Work at Mitre Tavern, 40 Norwich Quay, Christchurch in the amount of \$108,770.00 + GST (One hundred and eight thousand, seven hundred and seventy dollars)  
Our price is based on our site investigations and reports written by Miyamoto+Cardno.

**Scope of Works.**

1. We have allowed to prop front balcony with 150x50mm timber, with studs at 600mm crs and nogs at 800mm crs.
2. We have allowed to supply and install 18mm galvanized threaded rod at 800mm crs as wall ties, including round plate to exterior envelope. We have allowed to install ties to first floor & ceiling exterior wall junction on North, East and South faces as demonstrated on the West wall.
3. We have allowed to cut back any remaining floor or ceiling surface claddings to max 2m parallel to the exterior envelope perimeter to enable access to install ties. We have not allowed to reinstate these surfaces.
4. We have allowed to solid block between existing joists to the perimeter of the effected wall / floor junctions. We have allowed to complete this within a 1 meter width off the perimeter envelope.
5. We have allowed to add 10m of timber plywood bracing to the inside of the front elevation of ground floor tied to ground and first floors. We have allowed to remove interior wall cladding to achieve this, however we have not allowed to make good any structure.

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Unit 14, 212 Antigua Street, Christchurch, New Zealand | Office: +64.3.420.1655

[ceresnz.co.nz](http://ceresnz.co.nz).





Ceres New Zealand LLC

#### Tender Clarifications.

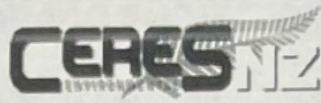
6. Access to be available during standard work week and weekends as required. No allowance for staged work.
7. No allowance for Removal of any contaminant as defined by the Resource Management Act.
8. We have not included for work including or associated with making the building envelope water tight.
9. No allowance for council or general services upgrades.
10. No allowance to make good concrete slab to rear courtyard.
11. We assume there is sufficient services to ensure builders temporary supplies can be established.
12. No allowance for work included or associated with Gas.
13. No allowance for movement of equipment or stock still in the building.
14. No allowance for work included or associated with windows or doors.
15. No allowance for fire protection, fire collars or fire retardant sealants.
16. No allowance for traffic management, remedial works to crossings, remedial works to existing boundary fences.
17. No allowance for work to exterior deck or parapets.
18. No allowance to remediate exposed reinforcing or cracking to concrete or masonry.
19. Special works, additional foundations or ground stabilisation as a result of unstable ground determined by Geotech inspection or uncovered/discovered during/by excavation will be additional to this tender. We recommend Geotech inspections are completed to assess the bearing capacity of the existing footings and subfloor structure. We have not allowed to remediate footings and the like.
20. Any existing services not shown or specified on reports provided to us that are uncovered at the time of excavation that require redirection, modification or repair will be additional to this quotation. (Includes Power, sewer, storm water, gas, water, data, telephone, communications etc)
21. If after the date of the tender closing/being accepted the making of any statute, regulation or bylaw increases the cost of us performing this contract, such increase shall be passed on at cost additional to this contract price.
22. Council fees, surveyor or other professional fees by the property owner or their agents. i.e: Council Consent fees and local authority fees.
23. We assume services are fully disconnected on site.
24. This Preliminary Budget Estimate is dependent on Miyamoto + Cardno final design.
25. No allowance for any refurbishment work, furniture, fittings or fixtures.
26. No allowance for work included or associated with roof or roof structure.
27. Any work not referred to and/or not included in the preliminary documents as presented to us is deemed to be not included.
28. Any additional requirements as a result of council requirements or added after tender close will be additional to this tender price
29. All figures exclude GST. GST will be as per Government regulation at the time. GST is subject to change as per Government regulation.
30. Any overdue amounts as defined under the Construction Contracts Act 2002 will be charged at 5% per month. All legal and collection agency fees and costs are fully recoverable.
31. Ceres New Zealand has a complete set of terms and conditions that this sale is subject to and are available upon request by fax or email.
32. All works are as stated in attached summary and scope and to be read in conjunction with the above clarifications.
33. Tender valid for 30 days

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[ceresnz.co.nz](http://ceresnz.co.nz).





Ceres New Zealand LLC

We thank you for the opportunity to tender for this work, should you wish to discuss any of the above please contact the writer.

Yours Faithfully

A handwritten signature in black ink, appearing to read "Mark Luckhardt".

Mark Luckhardt  
Project Engineer

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Unit 14, 212 Antigua Street, Christchurch, New Zealand | Office: +64.3.420.1655

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## Budget Estimate

### Trade Summary

Contract: **MAKE SAFE REINSTATEMENT WORKS**  
Location: 40 Norwich Quay, Lyttleton  
Principal: Tony Ward  
Designer: Miyamoto+Cardno  
Tenderer: **Ceres NZ LLC**

1.00	Preliminary & General	14,245.00
2.00	Demolition / Deconstruction	9,266.40
3.00	Carpentry	72,212.45

**Subtotal:** 95,723.85

Margin 13,046.15

**TENDER TOTAL (excl. GST)** 108,770.00

Thursday 20<sup>th</sup> November 2014

Tony Ward

Address

**Property:** Mitre Hotel, Lyttelton, Canterbury

Dear Mr Ward,

Please find attached an estimate for the rebuild of the above structure following the severe damage caused by the September 2010, the February 2011 and the June 2011 earthquake events.

This cost is an estimate only due to unknown factors yet to be considered. For example, Detailed Engineers reports, Geotechnical reports, Council Consents, Architectural Drawings etc.

Yours sincerely,

Anthony Wheeler  
Managing Director  
Wheeler's Limited





**Wheeler's Ltd**  
**Quote By Elements**

Wednesday, 3 December 2014

To:	MITRE
Name:	Tony Ward
Address:	40 Norwich Quay - Functional replacement Lyttelton

## Element: Foundation

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		\$332,039.83
Element: Foundation - Sub Total			\$332,039.83

## Element: Framming

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		\$357,646.56
Element: Framming - Sub Total			\$357,646.56

## Element: Insulation

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		\$85,169.26
Element: Insulation - Sub Total			\$85,169.26

## Element: Internal Lining

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		\$191,449.18
Element: Internal Lining - Sub Total			\$191,449.18

## Element: Internal Finish

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		\$162,370.03
Element: Internal Finish - Sub Total			\$162,370.03

## Element: External Lining & Finish

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$161,117.94
Element: External Lining & Finish - Sub Total				\$161,117.94

## Element: Roof

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$346,063.20
Element: Roof - Sub Total				\$346,063.20

## Element: Door and Window

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$201,870.20
Element: Door and Window - Sub Total				\$201,870.20

## Element: Floor covering

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$86,515.80
Element: Floor covering - Sub Total				\$86,515.80

## Element: Sanitary

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$201,870.20
Element: Sanitary - Sub Total				\$201,870.20

## Element: Bar and Restaurant

49000 NEW BUILD

Item	Description	Qty	Unit	Price
	Build	1	SUM	
			NEW BUILD	\$211,870.20

Element: Bar and Restaurant - Sub Total **\$211,870.20**

## Element: Hot & Cold Water System

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
		NEW BUILD	<b>\$49,086.90</b>
Element: Hot & Cold Water System - Sub Total			<b>\$49,086.90</b>

## Element: Plumbing

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
		NEW BUILD	<b>\$101,916.42</b>
Element: Plumbing - Sub Total			<b>\$101,916.42</b>

## Element: Electrical

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
		NEW BUILD	<b>\$52,932.38</b>
Element: Electrical - Sub Total			<b>\$52,932.38</b>

## Element: Landscaping & External

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
		NEW BUILD	<b>\$121,053.37</b>
Element: Landscaping & External - Sub Total			<b>\$121,053.37</b>

## Element: Preliminary and General

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM
		NEW BUILD	<b>\$220,888.53</b>
Element: Preliminary and General - Sub Total			<b>\$220,888.53</b>

## Element: Demolition

49000 NEW BUILD

Item	Description	Qty	Unit
	Build	1	SUM



	NEW BUILD	<b>\$150,000.00</b>
	Element: Demolition - Sub Total	<b>\$150,000.00</b>
	GST @ 15.00%	<b>\$455,079.00</b>
<b>Tony Ward / 40 Norwich Quay - Functional replacement Lyttelton - TOTAL</b>		<b>\$3,488,939.00</b>

Thursday 20<sup>th</sup> November 2014

Tony Ward  
**Address**

**Property:** Mitre Hotel, Lyttelton, Canterbury

Dear Mr Ward,

Please find attached an estimate for the rebuild of the above structure following the severe damage caused by the September 2010, the February 2011 and the June 2011 earthquake events.

This cost is an estimate only due to unknown factors yet to be considered. For example, Detailed Engineers reports, Geotechnical reports, Council Consents, Architectural Drawings etc.

Yours sincerely,

Anthony Wheeler  
Managing Director  
Wheeler's Limited

Thursday 20<sup>th</sup> November 2014

Tony Ward  
Address

**Property:** Mitre Hotel, Lyttelton, Canterbury

Dear Mr Ward,

Please find attached an estimate for the repair of the cosmetic and chimney damage sustained in the September 2010 earthquake.

These estimated repair costs have been prepared based on the Scope of Works received by The Earthquake Commission on the 31<sup>st</sup> January 2011 only.

Yours sincerely,

Anthony Wheeler  
Managing Director  
Wheeler's Limited

*1st Scope  
EQC partly covered 1st floor*

*There was ground floor  
damage in the pub as well.*

*see supporting photos, IAG assess*

*3 full cap claims.*

*EQC assessed Sept Damage > \$100k + GST  
200k + GST*

*Clearly they assessed both floors. Building  
with up to 50% re-roofed are treated as  
re-roofed under the EQC act*

**Job:** MITRE1  
**Name:** Tony Ward  
**Address:** 40 Norwich Quay - September event  
Lyttelton

## Element: Repair

**18000 INTERNAL AREA**

Item	Description	Qty	Unit
	Repair	1	SUM
	EQ damage repair to September event		

**INTERNAL AREA \$92,715.77**

**Element: Repair - Sub Total \$92,715.77**

**GST @ 15.00% \$13,907.37**

**Tony Ward / 40 Norwich Quay - September eventLyttelton - TOTAL \$106,623.14**



Thursday 20<sup>th</sup> November 2014

Tony Ward  
Address

**Property:** Mitre Hotel, Lyttelton, Canterbury

Dear Mr Ward,

Please find attached an estimate for the repair of the damage sustained in the February 2011 earthquake.

Due to the severe structural damage sustained as a result of this earthquake, the building was deemed unsafe to enter to categorise the nature of the damage at the time.

Therefore the estimated costs of the repairs to be done as a result of this earthquake have been estimated from the Scope of Works received by the Earthquake Commission 18 months further on, on the 18<sup>th</sup> June 2012. These costs also include only a basic Engineers report, suggesting a more detailed Engineers report will be required before repairs begin.

As this Scope of Works was not done until this late stage, the original overall estimated repair costs have been split to allow for the further damage done by the June 2011 earthquake event.

Yours sincerely,

Anthony Wheeler  
Managing Director  
Wheeler's Limited



**Job:** MITRE2  
**Name:** Tony Ward  
**Address:** 40 Norwich Quay - February event  
 Lyttelton

## Element: Repair

**18000**
**INTERNAL AREA**

Item	Description	Qty	Unit
	Repair	1	SUM
	EQ damage repair to February event		

**INTERNAL AREA \$2,653,158.97**

**Element: Repair - Sub Total \$2,653,158.97**

**GST @ 15.00% \$397,973.85**

**Tony Ward / 40 Norwich Quay - February eventLyttelton - TOTAL \$3,051,132.82**

Thursday 20<sup>th</sup> November 2014

Tony Ward

Address

**Property: Mitre Hotel, Lyttelton, Canterbury**

Dear Mr Ward,

Please find attached an estimate for the repair of the damage sustained in the June 2011 earthquake.

Due to the severe structural damage sustained as a result of the February 2011 earthquake, the building was deemed unsafe to enter to categorise the nature of the further damage caused by this event.

Therefore the estimated costs of the repairs to be done as a result of this earthquake have been estimated from the Scope of Works received by the Earthquake Commission 18 months further on, on the 18<sup>th</sup> June 2012. These costs also include only a basic Engineers report, suggesting a more detailed Engineers report will be required before repairs begin.

As this Scope of Works was not done until this late stage, the original overall estimated costs have been split to allow for the further damage created from this event.

Yours sincerely,

Anthony Wheeler  
Managing Director  
Wheeler's Limited

<b>Job:</b>	MITRE3
<b>Name:</b>	Tony Ward
<b>Address:</b>	40 Norwich Quay - June event Lyttelton

## Element: Repair

**18000 INTERNAL AREA**

Item	Description	Qty	Unit
	Repair	1	SUM
	EQ damage repair to June event		

 INTERNAL AREA **\$279,925.27**

 Element: Repair - Sub Total **\$279,925.27**

 GST @ 15.00% **\$41,988.79**
**Tony Ward / 40 Norwich Quay - June eventLyttelton - TOTAL \$321,914.06**



<b>Job:</b>	MITRE
<b>Name:</b>	Tony Ward
<b>Address:</b>	40 Norwich Quay - Functional replacement Lyttelton

## Element: New Build

**49000 NEW BUILD**

Item	Description	Qty	Unit
	Build	1	SUM
	NEW BUILD		<b>\$2,883,860.00</b>
	Element: New Build - Sub Total		<b>\$2,883,860.00</b>
	GST @ 15.00%		<b>\$432,579.00</b>
	<b>Tony Ward / 40 Norwich Quay - Functional replacementLyttelton - TOTAL</b>		<b>\$3,316,439.00</b>

9 May 2017

023303001

**De Zwart Properties Ltd  
PO Box 19818  
CHRISTCHURCH**

Attention: Tony Ward

Dear Tony,

**RE: MITRE HOTEL - 40 NORWICH QUAY, LYTTTELTON - REBUILD ESTIMATE**

As requested, we are pleased to enclose herewith the proposed Rebuild Estimate in connection with the above property for your retention.

We trust the foregoing will meet your present requirements. Please do not hesitate to contact us if you need further information / clarification.

Yours faithfully,  
**Prendos New Zealand Limited**

*Prepared by:*



Sabina Jereb, NZIQS (Affil.)

**QUANTITY SURVEYOR**

*Reviewed by:*



Rory Crosbie

BSc (Hons) FRICS MNZIBS

**CHARTERED AND REGISTERED  
BUILDING SURVEYOR**

---

PRENDOS New Zealand Limited

**AUCKLAND**

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PO Box 33700 Takapuna 0740  
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**CHRISTCHURCH**

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L7, BERL House, 108 The Terrace  
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PO Box 3134 Onerahi 0142  
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**Appendix B:** Schedule of documents

## **GENERAL INFORMATION**

### **1.0 Brief description of works**

This rebuild estimate is for the Mitre Hotel, historic heritage property at 40 Norwich Quay, Lyttelton.

To the south and east the building borders the public street pavement, to the west the neighbour's courtyard and to the north the enclosed back yard area with simple garage and woodshed. An elevated timber deck is attached at the first floor level. The moderately steep site is sloping south.

The building has three stories, basement, ground and first floor. The basement does not extend over the full footprint of the building. On the ground floor is the restaurant and bar area. The first floor contains the motel bedrooms and the proprietor's apartment.

The current building has a concrete floor and concrete external walls. The cladding is coloured plaster finish. Front entrance, first floor balcony and many ornamental features are dominating the south elevation. Multi-pitched metal clad roof is generally raking north. The joinery is mostly timber throughout. Nicely carved staircases, timber panelling in the first floor hallway and fireplaces are typical of the period.

### **2.0 Scope of services**

Our estimate is prepared as per clients instructions, which is to estimate the value of rebuilding the Motel to match the existing, built as per current standards and regulations. Included in our rebuild estimate are allowances for demolition of existing structures and external works. Allowances for services and fire protection are estimated to comply with current regulations.

### **3.0 Basis of estimate**

The following has been reviewed and considered when preparing this estimate:

- Basic concept issue drawings of current construction (floor plans only) prepared by AE Architects Ltd, dated 6/7/2011
- Historic EQC notes provided by the client
- Photos taken by a former employee of Prendos, Andrew Pollock
- Some of the reports, listed on the attached schedule of documents, and previous estimates, all provided by the client

At this stage no detailed design has been prepared. We have therefore based our estimate on the above mentioned drawings, reports and photos. As the provided documentation only provides an outline of the building, this estimate is to be considered as a high level desktop estimate only. We prepared the estimate based on our professional experience from similar projects.

The following assumptions have been made:

- Slab-on-grade, perimeter foundation and thickenings under the load bearing walls to the basement and ground floor (GF)
- Concrete slab above the basement
- Concrete floor above GF including the extension and the balcony
- Concrete block external walls to the basement, GF and first floor (FF)
- Concrete beams and columns to the GF
- Trusses to the roof
- Ply diaphragm in the FF
- Block load-bearing internal walls to the GF
- Timber non load-bearing internal walls to the GF and all internal walls to the FF
- Multi-pitched metal roofing with butynol lined internal gutters to the main part and butynol roofing to the extension and the balcony
- Timber stairs to the basement and to the extension
- External and internal timber joinery throughout
- Plaster finish cladding to mirror current features as per heritage requirements
- Plasterboard to all internal walls
- Suspended ceilings to the GF, plasterboard ceiling to the FF
- Strapping with EPS insulation to inside of block walls
- Insulation to roofs
- Acoustic insulation between the GF and FF
- Provisions for fire protection and accessibility as per current regulations
- External walkway and ladders would not be required any more (subject to heritage requirements)
- Three fireplaces and chimneys are considered (exact number TBC)
- Allowance for coolroom is considered (TBC)
- No ground improvements have been considered as no geotechnical reports provided

All external areas to the north are considered to be replaced. Assumptions in our estimate and the allowances outlined above may require further adjusting during the claim settlement process.

We have further included allowances for:

- Preliminary and General items of 7%,
- Profit and attendance on subcontractors of 7%,
- Design and construction contingency allowance of 5%,
- A sum for professional fees of 8%,
- A sum for statutory fees.



#### 4.0 Value

We have estimated the works described under items 2.0 and 3.0 to be:

- **\$ 3,188,456** excl. GST

Please find the rebuild estimate in Appendix A. We draw your attention to page 2 of the estimate for standard and special exclusions.

#### 5.0 Limitations

This estimate has been produced for the strict and sole use of and benefit of the addressee and their legal advisor(s). It is not to be duplicated, disseminated or in any other way replicated without the express approval of the writer. This estimate has been produced in accordance with our letter of engagement incorporating all terms and conditions stated herein.

The author(s) of this estimate where they use the singular phrase "I" or the plural "we" or similar phraseology, are referring to their role acting on behalf of Prendos New Zealand Ltd, not as individuals.

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**APPENDIX A:      Proposed Rebuild Estimate**

## Mitre Hotel - Rebuild Estimate

Code	Description	Quantity	Unit	Total
	<b>Mitre Hotel Lyttelton</b>			
	<b>Rebuild Estimate</b>			
	Demolition and Traffic management			205,725
	Site preparation			42,274
	Substructure			114,055
	Structure			400,119
	Carpentry			252,022
	External Joinery			122,465
	Joinery			221,750
	Cladding			107,200
	Roof			79,495
	Coolroom			26,825
	Plumbing and fittings			113,605
	Drainage			31,285
	Heating, ventilation and A/C			141,580
	Fire Protection			105,500
	Electrical services and fittings			126,200
	Plasterboard linings			105,029
	Floor Coverings			20,586
	Painting and specialist finishes			96,865
	Scaffold and edge protection			74,060
	External works			57,558
	<b>Total</b>			
	Preliminary and General	7	%	171,094
	Margin (attendance on subcontractors)	7	%	183,070
	Construction Contingency	5	%	130,765
	Professional fees	8	%	234,330
	Building Consent Fees			25,000

## Mitre Hotel - Rebuild Estimate

Code	Description	Quantity	Unit	Total
	<b>Total EQR Estimate (exclusive of GST):</b>			3,188,456
	GST	15	%	478,268
	<b>Total EQR Estimate (inclusive of GST):</b>			3,666,725
	<b>STANDARD EXCLUSIONS</b>			
	Price escalation & Demand surge.			
	Finance costs.			
	Holding costs including rates, taxes and related outgoings.			
	Land and legal costs.			
	Prendos NZ Ltd fees to date.			
	Negotiation with Insurer.			
	Depreciation.			
	Temporary accommodation.			
	Relocation, temporary storage and disruption costs for the duration of the construction period.			
	Ground strengthening and land remediation works, other than noted.			
	Development costs, general costs and capitalised interest calculations			
	Statutory authority charges including all utility providers other than noted.			
	After hours works.			
	Staging.			
	Consequential loss.			
	Betterment.			
	New furnishing and fittings other than noted.			
	Contracts work insurance.			
	<b>SPECIAL EXCLUSIONS</b>			
	Handling asbestos.			
	Ground water and temporary dewatering.			
	Contamination of soil.			
	Ground strengthening.			
	Cooperation with neighbours on access.			

## Mitre Hotel - Rebuild Estimate

Code	Description	Quantity	Unit	Total
	Internal signage. Audio system. Carpets (contents insurance). Curtains, blinds, fixtures other than noted. Special locking (master keys, etc). Any lift to FF.  <b>NOTES</b> External walkway and ladders would not be required any more (subject to heritage requirements). Three fireplaces and chimneys are considered (exact number TBC). Allowance for coolroom is considered (TBC). To be read in conjunction with the attached cover letter, especially in regard to exclusions.			

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
<b>DEMOLITION</b>					
Disconnect services to allow demolition and groundworks to be undertaken. Incl. making safe as required	1.00	P/S	2,900.00	2,900.00	
Careful demolition of heavy-weight 2-storey commercial property incl. basement and ancillary structures. Restricted access, hilly site. Including external areas	807.00	m2	155.00	125,085.00	Public and neighbouring property to 3 sides and small yard at the back.
E/o for temporary supports	1.00	P/S	7,500.00	7,500.00	
Protect/maintain/temporary relocate services and street lighting	1.00	P/S	10,000.00	10,000.00	
Make good neighbouring properties	1.00	P/S	5,000.00	5,000.00	No allowance for negotiation
Break as necessary and reinstate public footpath	120.00	m2	127.00	15,240.00	Including kerbs
<b>Traffic Management</b>					
E/o for Traffic management during demolition and construction works	1.00	P/S	35,000.00	35,000.00	Including TM plan, statutory fees, hoardings
E/o for elevated site safe measures	1.00	P/S	5,000.00	5,000.00	Close proximity street and neighbours
<b>SITE PREPARATION</b>					
Sediment control	1.00	P/S	5,000.00	5,000.00	
Site clearance - prepare to receive new foundation	390.00	m2	0.00	0.00	Not considered as new hard-fill considered below
Extra excavation for new basement and retaining walls, including cart away	122.00	m3	52.15	6,362.30	
E/o for temporary retaining of soils	1.00	P/S	7,500.00	7,500.00	Retaining walls, for basement considered extra excavation
Engineered compacted hard-fill including excavation for basement and GF	116.60	m3	111.85	13,041.49	Subject to geotechnical engineer's recommendations. 300mm considered
Backfill behind basement and retaining walls and compact	122.00	m3	85.00	10,370.00	Including drainage fill where necessary
<b>SUBSTRUCTURE</b>					
Concrete slab on ground 150mm incl.sand blinding, construction joints, etc; to GF and basement	388.65	m2	130.00	50,524.89	No allowance for enhanced foundation. Subject to engineers recommendations
E/o for slab thickenings, pads	1.00	P/S	16,000.00	16,000.00	

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
Perimeter foundation to GF and basement (Continued)	113.00	m	362.39	40,949.96	
Drainage & plumbing in the slab	388.65	m2	15.00	5,829.80	
E/o for delivery ramp	1.00	Item	750.00	750.00	
<b>STRUCTURE</b>					
<b>Concrete works</b>					All subject to engineer's design
Suspended concrete slab above basement	53.86	m2	300.00	16,158.00	In-situ considered
Suspended concrete slab above GF, including cantilevered balcony	377.00	m2	220.00	82,940.00	Precast
Suspended concrete slab to rear extension	12.13	m2	280.00	3,396.40	In-situ considered
Allowance for Concrete columns	105.00	m	360.00	37,800.00	In-situ considered
Allowance for Concrete beams	77.53	m	400.00	31,012.00	In-situ considered
Precast concrete arches to front	4.00	Item	2,200.00	8,800.00	
Precast concrete balustrade to balcony	9.62	m	900.00	8,658.00	
E/o for connections and other structural elements designed by structural engineer	1.00	P/S	25,000.00	25,000.00	Including any structural steel, bracing
E/o for penetrations/drilling holes to concrete	1.00	P/S	3,500.00	3,500.00	
<b>Blockwork</b>					
200 Block work - full filled & rebar - external walls to GF and FF, basement walls	549.00	m2	230.00	126,270.00	Including framing for openings
E/o for special facade features	1.00	Sum	10,000.00	10,000.00	Other considered under the cladding
200 Block work - full filled & rebar - internal load-bearing walls to GF	179.00	m2	220.00	39,380.00	Estimate
Tanking to block walls - basement and GF	131.00	m2	55.00	7,205.00	
<b>CARPENTRY</b>					
<b>Wall framing</b>					
Wall framing 90x45 H1.2 (incl fixings, bracing)	745.00	m2	65.00	48,425.00	Timber framing assumed
Allowance for sundry timbers	1.00	Sum	4,000.00	4,000.00	
<b>Roof Framing</b>					
Timber roof trusses incl. fixings, bracing, etc	373.80	m2	85.00	31,773.00	Complex roof
Framing to balcony ceiling	12.33	m2	35.00	431.38	
E/o for loose timber / 70x45 purlins	441.08	m2	25.00	11,027.00	
Platform for HWC	1.00	Item	450.00	450.00	Incl bracing
Allowance for sundry timbers	1.00	Sum	4,000.00	4,000.00	
Timber fillet along balustrade walls/roof parapets to achieve 5 degree fall	60.00	m	25.00	1,500.00	

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
Ceiling ply diaphragm to FF (Continued)	348.12	m2	75.00	26,109	Bracing
<b>Ceiling framing</b>					
Timber ceiling framing to FF	348.12	m2	25.00	8,703.00	
<b>Insulation to timber walls/ceilings</b>					
R3.6 insulation to ceilings	372.12	m2	21.02	7,821.96	
E/o for acoustic insulation internal walls 75/100mm	1.00	P/S	5,000.00	5,000.00	Estimate
E/o for acoustic insulation between floors	372.12	m2	20.00	7,442.40	
Strapping to block walls including insulation (like 40mm EPS)	399.00	m2	60.00	23,940.00	
<b>Internal wall linings</b>					
Waterproofing to walls in wet areas	70.00	m2	75.00	5,250.00	Estimate
Aqua-panel to wall	6.00	m2	140.00	840.00	Bathroom with bath
Wincot timber paneling - painted	35.00	m2	300.00	10,500.00	
T&G timber paneling - varnished	65.00	m2	280.00	18,200.00	
<b>Trims</b>					
Dado trim/Picture Rail	250.00	m	32.00	8,000.00	Rimu considered
Timber skirting (different ones)	500.00	m	35.00	17,500	Estimate, average rate
<b>Floor</b>					
Final coating to balcony floor - waterproof system	24.28	m2	300.00	7,284.00	Estimate
Waterproofing to floor	51.00	m2	75.00	3,825.00	Kitchens, bathrooms, toilets, bars
<b>EXTERNAL JOINERY</b>					
<i>All including hardware, installation, paint finish, glazing if not stated otherwise</i>					
<b>Timber Joinery</b>					<i>Assumed all ext. joinery would be uniform timber for the purpose of this estimate</i>
Timber double glazed windows	59.00	m2	1,435.00	84,665.00	With hardware, installation, tapes, painted, architraves
E/o for obscure glazing	1.00	Sum	1,000.00	1,000.00	Estimate
Timber entry door main door and glazing above	1.00	Item	6,000.00	6,000.00	
Timber entry double door	1.00	Item	3,700.00	3,700.00	Entry to main bar
Timber entry double door	1.00	Item	3,700.00	3,700.00	Delivery entrance
Timber exterior single side doors	3.00	Item	2,200.00	6,600.00	
Sliding door FF	1.00	Item	3,800.00	3,800.00	



## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
Timber double door FF (Continued)	2.00	Item	3,500.00	7,000.00	Balcony
Timber double door FF	1.00	Item	3,500.00	3,500.00	
Sundry hardware	1.00	P/S	2,500.00	2,500.00	
<b>JOINERY</b>					
<b>Timber Doors (Internal)</b>					
<i>All incl hardware, installation, architraves</i>					
Main entry paneled doors	1.00	Item	4,000.00	4,000.00	Average
Single solid door, painted or veneer, incl. architrave	33.00	Item	1,850.00	61,050.00	
Sliding door to restaurant	1.00	Item	3,000.00	3,000.00	
Sliding door to master bedroom	1.00	Item	2,000.00	2,000.00	
Sliding door to dining FF	1.00	Item	2,000.00	2,000.00	
Single sliding doors	2.00	Item	1,900.00	3,800.00	
Double solid doors, veneer	1.00	Item	2,800.00	2,800.00	
Internal window, single glazed	1.00	Item	900.00	900.00	
E/o for glazing to internal doors	1.00	Sum	4,000.00	4,000.00	Estimate
Sundry hardware	1.00	Sum	2,500.00	2,500.00	
<b>Other joinery</b>					
MDF wooden stairs to basement	1.00	Item	1,800.00	1,800.00	
Rimu timber staircase incl timber balustrade, handrails - main stairwell	1.00	Item	15,000.00	15,000.00	Main stairwell from GF
Rimu timber staircase incl timber balustrade, handrails - mezzanine	1.00	Item	4,000.00	4,000.00	Stairwell to mezzanine
Rimu timber staircase incl timber balustrade, handrails - side stairwell	1.00	Item	6,000.00	6,000.00	Side stairs
Timber handrail to basement stairs	8.00	m	50.00	400.00	With brackets, finished, 65x42mm
Storage to bay window seating	1.00	Item	1,000.00	1,000.00	Main bar
General wardrobes and shelving throughout	1.00	Sum	15,000.00	15,000.00	Estimate
General fixings allowance	1.00	Sum	5,000.00	5,000.00	
Rimu archways and similar joinery features	1.00	Sum	2,500.00	2,500.00	
Office joinery	1.00	Sum	5,000.00	5,000.00	
TAB joinery units and fittings	1.00	P/S	15,000.00	15,000.00	
Main bar joinery and fittings	1.00	P/S	30,000.00	30,000.00	
Bar kitchen joinery and appliances	1.00	P/S	20,000.00	20,000.00	
FF kitchen joinery and appliances	1.00	P/S	15,000.00	15,000.00	
<b>CLADDING</b>					
<b>Plastering</b>					

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
Plaster finish to external block walls (Continued)	438.00	m2	120.00	52,560.00	
Plaster finish to self-standing columns	7.20	m2	150.00	1,080.00	
Plaster finish to ceiling above the main entrance (under the balcony)	12.00	m2	130.00	1,560.00	
Plaster finish to balcony balustrade	1.00	Sum	2,000.00	2,000.00	
E/o for details to plaster incl. windows, surrounds, overhangs, lettering. etc. polystyrene substrate, plaster finish	1.00	P/S	50,000.00	50,000.00	High level estimate
<b>ROOF</b>					
<b>Roofing</b>					
Corrugated sheet roofing, wire netting, underlay	441.08	m2	60.00	26,465.04	Endura 0.55 pre-finished
E/o for flashings (apron, parapet) and cut chase; per m2 of roof	441.08	m2	30.00	13,232.52	Including rear extension
Roof penetrations	1.00	Sum	2,000.00	2,000.00	Estimate. Other than chimneys
Butynol roof to rear extension	12.23	m2	275.00	3,361.88	
<b>Fascia/Barge</b>					
Timber fascia/barge board	20.00	m	35.00	700.00	
<b>Soffit</b>					
T&G soffit, painted, above FF balcony	12.33	m2	170.00	2,095.25	
<b>Gutters/DPs</b>					
Coloursteel gutter	20.00	m	66.00	1,320.00	125mm half round
Gutters (butyl, ply, framing)	80.00	m	200.00	16,000.00	
Coloursteel downpipes	28.00	m	90.00	2,520.00	63mm round
Rain-heads	4.00	No	450.00	1,800.00	
<b>Other</b>					
Skylight to mezzanine room, including framing, flashings	1.00	No	10,000.00	10,000.00	Estimate
<b>COOLROOM</b>					
Insulating panel system to coolroom walls and ceiling, incl.door	79.00	m2	115.00	9,085.00	Assumed 8 x 3 x 2.5m box with 75mm panels
Frames and girts	79.00	m2	60.00	4,740.00	
E/o for shelving	1.00	Sum	3,000.00	3,000.00	
E/o for services	1.00	P/S	10,000.00	10,000	
<b>PLUMBING and FITTINGS</b>					
Plumbing - including fittings - medium qual	751.00	m2	60.00	45,060.00	
Toilet pan, waste and fresh water connection	5.00	No	950.00	4,750.00	With seat

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
SS urinals incl. flushing (Continued)	1.00	Sum	7,000.00	7,000.00	
Std pre-formed acrylic shower - square	2.00	No	2,360.00	4,720.00	Without fittings
Acrylic bath, framed cradle	1.00	Item	1,850.00	1,850.00	
WHB	8.00	Item	500.00	4,000.00	Including one in each bedroom
Vanity - single basin	3.00	Item	750.00	2,250.00	Without fittings
Laundry tub	1.00	Item	1,200.00	1,200.00	Without fittings
Misc. bathroom fittings - towel rail, mirror, heater, extraction fans, hand dryers, etc	5.00	P/S	1,500.00	7,500.00	Average
Accessible toilet provisions	1.00	P/S	1,000.00	1,000.00	
<b>Water</b>					
Water supply connection	1.00	P/S	3,500.00	3,500.00	
Cold water reticulation	751.00	m2	10.00	7,510.00	per GFA
Hot water reticulation	751.00	m2	15.00	11,265.00	per GFA
Hot water source	1.00	P/S	6,000.00	6,000.00	Commercial
<b>Gas</b>					
Gas installation for kitchens	1.00	P/S	6,000.00	6,000.00	
<b>DRAINAGE</b>					
Storm-water and sewer drains incl. all fittings and GT. Including external areas. Provisional Sum	751.00	m2	35.00	26,285.00	
Storm-water connection	1.00	P/S	2,500.00	2,500.00	
Sewer connection	1.00	P/S	2,500.00	2,500.00	
<b>HVAC</b>					
<b>Heating</b>					
Log-burner and flue	2.00	P/S	8,000.00	16,000.00	
Gas-burner and flue	1.00	P/S	7,000.00	7,000.00	
Light weight chimney complete	3.00	P/S	12,000.00	36,000.00	Average
Fireplace surround & mantles & hearth	3.00	P/S	3,500.00	10,500.00	Average
Heat-pump	2.00	P/S	6,000.00	12,000.00	Commercial type, estimate
<b>Air</b>					
Ducted ventilation system. Provisional sum	751.00	m2	80.00	60,080.00	
<b>FIRE PROTECTION</b>					
Allowance for detection/Fire alarm	1.00	P/S	45,000.00	45,000.00	
E/o allowance for fire and smoke-stop doors	1.00	P/S	7,500.00	7,500.00	
Allowance for signage and emergency lightning	1.00	P/S	12,000.00	12,000.00	
Allowance for sprinkler system	1.00	P/S	25,000.00	25,000.00	

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
Allowance for fire penetrations (Continued)	1.00	P/S	5,000.00	5,000.00	
Allowance for fire walls	1.00	P/S	3,000.00	3,000.00	
Allowance for fire protection between floors	1.00	P/S	5,000.00	5,000.00	
Allowance for extinguishers, hose reel and similar if needed	1.00	P/S	3,000.00	3,000.00	
<i>Considered fire ladders and escape walkway omitted</i>					
<b>ELECTRICAL SERVICES and FITTINGS</b>					
Electrical services: new mains cable, DB, outlets, lights, sockets, circuits, connections, extracts. Provisional sum	807.00	m2	100.00	80,700.00	Including basement, externals, connections to fire protection systems and security systems
Mains cable	1.00	P/S	3,500.00	3,500.00	
Phone/Data	1.00	P/S	5,000.00	5,000.00	
Wall mounted heaters	1.00	P/S	5,000.00	5,000.00	
Main kitchen extract	1.00	P/S	2,000.00	2,000.00	
<b>Security</b>					
Security/CCTV system	1.00	P/S	30,000.00	30,000.00	
<b>PLASTERBOARD LININGS</b>					
<b>Internal Wall Linings</b>					
10mm Plasterboard to walls/ Stopping level 4	1,961.00	m2	33.00	64,713.00	
E/o for 10mm Aqualine (wall)	95.00	m2	12.00	1,140.00	
<b>Internal ceiling linings</b>					
13mm Plasterboard to ceiling/ Stopping level 4	348.12	m2	28.00	9,747.36	FF
Suspended ceiling to GF	344.37	m2	50.00	17,218.50	
E/o for cascades and similar	1.00	Sum	6,000.00	6,000.00	Including framing
E/o for vaulted ceiling in mezzanine	1.00	Sum	3,000.00	3,000.00	
E/o for 13mm Aqualine	14.00	m2	15.00	210.00	
Roof access hatch (simple)	4.00	Item	500.00	2,000.00	
E/o for ceiling lining around skylight	1.00	Sum	1,000.00	1,000.00	
<b>FLOOR COVERINGS</b>					
<b>Vinyl (sheets)</b>					
Supply and lay Vinyl, incl preparation	196.06	m2	105.00	20,586.30	
<b>Carpet</b>					
Carpet with underlay (excluded)	0.00	m2	0.00	0.00	
<b>PAINTING</b>					

## Mitre Hotel - Rebuild Estimate

Description	Quantity	Unit	Rate	Amount	Comments
<b>Internal (Continued)</b>					
Paint walls	1,443.00	m2	23.00	33,189.00	
Paint ceilings	369.00	m2	24.00	8,856.00	
E/o for any other special ceiling finishes	1.00	Sum	2,000.00	2,000.00	
Paint skirtings	500.000	m	10.00	5,000.00	
Decorative wall paper	400.00	m2	50.00	20,000.00	
Paint dado rail	250.00	m	10.00	2,500.00	
<b>External</b>					
Paint fascia/barge	20.000	m	15.00	300.00	
Paint plaster finish	478.00	m2	40.00	19,120.00	Including all features to the cladding
Paint balcony balustrade	1.00	Sum	900.00	900.00	
Exterior signage	1.00	P/S	5,000.00	5,000.00	
<b>SCAFFOLD and EDGE PROTECTION</b>					
<b>Scaffolding</b>					
Scaffolding to externals including roof edge protection	678.00	m2	85.00	57,630.00	24 weeks allowed
E/o for pedestrian walkways and council consent	1.00	Sum	10,000.00	10,000.00	Estimate
Allowance to wrap the scaffold to three sides	493.00	m2	10.00	4,930.00	
Allowance for internal scaffold	1.00	Sum	1,500.00	1,500.00	Stairwell
<b>EXTERNAL WORKS</b>					TBC what forms part of the claim
New elevated timber deck with timber balustrade and stairwell access to the rear	8.00	m2	1,155.00	9,240.00	
Balustrade to rear extension	11.00	m	150.00	1,650.00	Simple
Stairwell to rear extension	1.00	Item	1,800.00	1,800.00	Simple
Concrete patio at the back for the bar	100.00	m2	100.00	10,000.00	Estimate
Brick wall	10.00	m	250.00	2,500.00	
Brick retaining wall towards the garage, street	27.00	m	400.00	10,800.00	1m high
Concrete steps	1.00	Item	1,200.00	1,200.00	
Stone aggregate driveway (garage access)	25.60	m2	30.00	768.00	EQC
Simple garage	1.00	Item	10,000.00	10,000.00	Simple
Woodshed	1.00	Item	1,500.00	1,500.00	Simple
Allowance for replacing fences	35.00	m	160.00	5,600.00	Including gates
Allowance for vegetation, soft landscaping	1.00	P/S	2,500.00	2,500.00	

**APPENDIX E: 3380/001 R3 – ESTIMATE REVIEW REPORT – HIN 78 –  
COMMERCIAL BUILDING AND SETTING, HARLEY CHAMBERS – 137  
CAMBRIDGE TERRACE, CHRISTCHURCH – 04 AUGUST 2023**

(overleaf)

4 August 2023

Te Hononga Civic Offices  
53 Hereford Street  
CHRISTCHURCH 8013

Attn: Amanda Ohs (e: [Amanda.ohs@ccc.govt.nz](mailto:Amanda.ohs@ccc.govt.nz))

Dear Amanda

**3380/001 R3 – ESTIMATE REVIEW REPORT – HIN 78 – COMMERCIAL BUILDING AND SETTING, HARLEY  
CHAMBERS – 137 CAMBRIDGE TERRACE, CHRISTCHURCH**

Please find enclosed our estimate review for Harley Chambers – 137 Cambridge Terrace,  
Christchurch.

Should you have any queries, please do not hesitate to contact the writer

Yours faithfully



Gavin Stanley BSc QS NZIQS (Affil)  
Project Cost Consultant  
**Rhodes + Associates Limited**



**Rhodes  
+Associates**

Quantity Surveyors  
Cost Consultants

3380/001 R3 - HIN 78 HARLEY CHAMBERS - 137 CAMBRIDGE  
TERRACE

Estimate Review

04 August 2023

Christchurch City Council



## QUALITY ASSURANCE INFORMATION

**Report:** ESTIMATE REVIEW

**Document:** HIN 78 HARLEY CHAMBERS - 137 CAMBRIDGE TERRACE

**Ref:** 3380/001 R3

**Date:** 04 August 2023

**Client:** CHRISTCHURCH CITY COUNCIL

**Lead QS:** GAVIN STANLEY

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Ver:	Date:	Prepared By:	Reviewed By:
	17/07/2023	Gavin Stanley	Phil Griffiths
R1	26/07/2023	Gavin Stanley	Phil Griffiths
R2	02/08/2023	Gavin Stanley	Phil Griffiths
R3	04/08/2023	Gavin Stanley	Phil Griffiths

## EXECUTIVE SUMMARY

Rhodes + Associates Limited have been appointed by Christchurch City Council to provide a review of AECOM's estimates dated 22 September 2017 for compliance to a range of NBS levels and building replacement at Harley Chambers – 137 Cambridge Terrace, Christchurch.

This report has been prepared specifically for Christchurch City Council. Rhodes + Associates Limited accepts no liability in the event this report is used for any other purpose or by any other party.

## CLARIFICATIONS AND EXCLUSIONS

Rhodes + Associates Limited have not been requested to produce an estimate for the reinstatement and strengthening or replacement of Harley Chambers – 137 Cambridge Terrace, Christchurch and as such we have been requested to carry out a high-level review of the documentation from AECOM provided by Christchurch City Council. Allowances have been made for escalation given the submission date of AECOM's estimates.

### Building Description

Harley Chambers was constructed in 1928 with further extensions in 1934, is of historical and social significance and is listed as a Category 2 heritage building in the Heritage New Zealand Register and in the Christchurch District Plan. The building suffered significant damage during the series of recent Canterbury. Harley Chambers has a gross floor area of approximately 2,281 m<sup>2</sup> (GFA provided by AECOM) and is constructed on three levels and includes a basement.

### Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract

### Review

This review has been carried out by Gavin Stanley, Senior Quantity Surveyor with Rhodes + Associates Limited who has a BSc in Quantity Surveying, 30+ years' experience and is an Affiliate Member of the NZIQS.

The review has been based upon AECOM's cost estimate options issued 22 September 2017 (Appendix G) which covers repair and strengthening, rebuild works in accordance with the reports as identified within section 1.0 of AECOM's cost estimate options.

Rhodes + Associates Limited have made no allowances for any further works to cover any additional deterioration to the building beyond the date of the quotation.

### Methodology

For simplicity we have carried out our calculations for construction escalation costs based on the 'New Zealand standard conditions of contract for building and civil engineering construction NZS 3910:2013', in particular 'Appendix A – Cost fluctuation adjustment by indexation' of that contract (see Appendix A for copy).

Indices are required for the calculations which are updated on a quarterly basis and are published by Statistics New Zealand. The indices are available on their website <http://archive.stats.govt.nz/infoshare/>

*L and L<sup>1</sup> – 'Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wages Rates' (see Appendix C for relevant indices)*

*M and M<sup>1</sup> – 'Producers Price Index; Inputs: Industry Group - Construction' (see Appendix C for relevant indices)*

This report is required to calculate escalation to July 2023. Unfortunately, indices by Statistics New Zealand have only been produced up to the quarter ending March 2023, we have allowed for additional estimated escalation up to the third quarter of 2023 (See Appendix C for Indices).

### **AECOM Estimates – Building Reinstatement Options**

### Escalation

Please note we have carried out escalation calculations on AECOM's estimates as below and shown in Appendix B.

Ref	Description	Value including escalation, excluding GST	Value per m2 including escalation, excluding GST
2.1	Option 1A: Building Reinstatement & Strengthening (34% NBS)	\$16,204,671	\$7,104.20
2.2	Option 1B: Building Reinstatement & Strengthening (67% NBS)	\$21,610,447	\$9,474.11
2.3	Option 1C: Building Reinstatement & Strengthening (100% NBS)	\$23,787,949	\$10,428.74

### Arithmetical Checks

All cost estimates have been arithmetically checked, there are minor discrepancies due to rounding but these do not have any impact on the priced options.

Please note no checks have been made on the quantities provided by AECOM.

### Rates

We have carried out a high-level review of the rated items provided within the estimate and generally agree with those rates.

### Provisional Sums (non-escalated)

All 'Building Reinstatement Options' have sums/provisional sums to the value of \$1,924,735, which when taken into account with the necessary percentage adjustments equate to a total of \$2,986,760 and represents between 16% and 23% of the Estimate Contract Values (See Appendix D)

Rhodes + Associates Limited are unable to comment on whether these Provisional Sums are reasonable without further information to support them.

### Margins

Margin of 8% has been applied which appears to be appropriate and at current market levels for the type of works involved.

### Design Development Contingency

A design contingency has been allowed of 5%, which appears appropriate for this project.

### Construction Contingency

Construction contingencies of 10% have been applied which appear to be appropriate and at current market levels given the design development contingencies allowed elsewhere within the estimates.

### Professional Fees

Professional fees are consistent throughout the various options at 12% which is reasonable for this type of building project.

### **Replacement cost**

### Escalation

Please note we have carried out escalation calculations on AECOM's estimates as below and shown in Appendix B.

Ref	Description	Value including escalation, excluding GST	Value per m2 including escalation, excluding GST
3.1	Replica Modern Replacement (100% NBS)	\$13,546,092	\$5,938.66
	Replica Modern Replacement (100% NBS) – Corrected (See Appendix E)	\$13,652,435	\$5,985.28
3.2	Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)	\$18,660,691	\$8,180.92
3.3	Option 2B: New Open Plan Office (100% NBS)	\$12,356,061	\$5,416.95

Note the above replacement figures make allowance for Infrastructure

### Arithmetical Checks

We have noted that there is an error contained within Ref 3.1 Replica Modern Replacement, where the demolition figure of \$456,000 has not been correctly carried through to the final total and would be subject to % adjustments (See Appendix E)

### Rates

We have carried out a high-level review of Ref 3.1, the rated items provided within the estimate and generally agree with those rates.

Ref 3.2 and 3.3 have been based on \$/m2 rates which appear reasonable.

### Margins

For Ref 3.1 a Margin of 5% has been applied to building and external works but 6% to Infrastructure Services all of which appear to be appropriate and at current market levels for the type of works involved.

### Design Development Contingency

A design contingency has been allowed of 5%, which appears appropriate for this project.

### Construction Contingency

Construction contingencies of 5% have been applied all of which appear to be appropriate and at current market levels given the design development contingencies allowed elsewhere within the estimates.

### **Extra Value for Retention of Façade**

AECOM have allowed for retention of the Façade within 3.2 'Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)' and have provided a full breakdown of this figure within their Appendix E.

We have calculated the extra value for the retention of the façade within Appendix F and have escalated that figure within Appendix B.

Ref	Description	Value including escalation, excluding GST
	Extra Value to Retain Façade	\$6,426,165

The figure of \$6,426,165 can only be used as a rough guide and is dependent upon the structure that will be in place behind the Façade.

We are unable to confirm if the detailed measure provided by AECOM is correct as we are missing the full information provided by Structex on which their estimate is based, although we do appear to have a potential issue with the area of the façade.

AECOM's measure suggests the façade has an overall area of 820 m<sup>2</sup> (see AECOM Building Replacement Options 3.2.1 and their Appendix E, page 9 item 2), using the available information, we have estimated the area of the façade to around 700 m<sup>2</sup>, a potential difference of 120 m<sup>2</sup>.

Using the extra value calculated for the retention of the façade of \$6,426,165 and dividing it by 820 m<sup>2</sup> gives a rate of \$7,836.78/m<sup>2</sup>. If this rate was applied on a pro rata basis to the 700 m<sup>2</sup>, the extra value for façade retention would work out to be around \$5,485,753, a potential reduction of \$940,412.

We would suggest that further investigation is carried out on the element to support the figures tabled by AECOM considering the values involved.

## DOCUMENTATION

- Resource Consent Application to the Christchurch City Council - December 2017



**NZS 3910:2003**

## **APPENDIX A – COST FLUCTUATION ADJUSTMENT BY INDEXATION**

### **A1**

The provisions of this Appendix shall apply unless otherwise specifically provided in the Special Conditions.

### **A2**

The amounts payable by the Principal to the Contractor under the contract shall be adjusted up or down by amounts calculated in accordance with the following formula:

where

$$C=V\left[\frac{0.4(L-L')}{L'} + \frac{0.6(M-M')}{M'}\right]$$

C = Cost fluctuation adjustment for the quarter under consideration,

V = Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions and excluding the Cost fluctuation adjustment,

L = Labour Cost Index; Private Sector: Industry Group – Construction: All Salary and Wage Rates: published by Statistics New Zealand, for the quarter under consideration,

L' = Index as defined under L but applying for the quarter during which tenders close,

M = Producers Price Index; Inputs: Industry Group – Construction, published by Statistics New Zealand applying for the quarter under consideration,

M' = Index as defined under M but applying for the quarter during which tenders close.

### **A3**

For the purpose of calculating the Cost fluctuation adjustment, any Daywork, Prime Cost Sums, Variations and other payment items which are based on actual Cost or current prices and any advances shall be excluded from the Engineer's valuation.

### **A4**

No other Cost fluctuation adjustment will be made by reason of any inaccuracy in the proportions of labour and Material Costs assumed in the above formula.

### **A5**

The Contractor shall not be entitled to claim or have deducted any Cost fluctuation adjustment for any further changes in indices which occur after the Due Date for Completion of the contract.

### **A6**

The indices to be used in the calculation of fluctuation shall be those first published by Statistics New Zealand for the appropriate quarter.

### **A7**

Where indices for the quarter have not yet been published, interim payments will be made on the basis of the indices for the most recent quarter for which indices are available.

### **A8**

If at any time either of the indices referred to in A2 are no longer published by Statistics New Zealand, or if the basis of either index is materially changed, the adjustment shall thereafter be calculated by using such other index, or in such other manner, as will fairly reflect the changes as previously measured by that index.

For Statistics New Zealand Producers price index information goto T:\RACL - Information Point\Cost Information\Business Price Indexes



**Appendix B**  
Cost Fluctuation Adjustment Calculations By Indexations

Cost Fluctuation Adjustment Calculations By Indexation

AECOM

Building Reinstatement Options

$$C=V \left[ \frac{0.4(I-L)}{L} + \frac{0.6(M-M')}{M'} \right]$$

		Period	Year/Quarter	A 2.1 - Option 1A: Building Reinstatement & Strengthening (34% NBS)	B 2.2 - Option 1B: Building Reinstatement & Strengthening (67% NBS)	C 2.3 - Option 1C: Building Reinstatement & Strengthening (100% NBS)
C	Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)			\$ 3,404,671.00	\$ 4,540,447.00	\$ 4,997,949.00
V	Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions			\$ 12,800,000.00	\$ 17,070,000.00	\$ 18,790,000.00
L	Labour Cost Index: Private Sector: Industry Group - Construction: All Salary and Wage Rates: published	July to September 2023	2023 Q3	1377	1377	1377
L'	Index as defined under L but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1182	1182	1182
M	Produces Price Index: Inputs: Industry Group - Construction, published by Statistics New Zealand applying for the quarter under consideration.	July to September 2023	2023 Q3	1488	1488	1488
M'	Index as defined under M but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1116	1116	1116
<b>Adjusted value (Rounded to nearest \$)</b>				<b>\$ 16,204,671.00</b>	<b>\$ 21,610,447.00</b>	<b>\$ 23,787,949.00</b>
Adjusted value \$/m2 based on GFA 2,281 m2 (Rounded to nearest \$)				\$ 7,104.20	\$ 9,474.11	\$ 10,426.74

Building Replacement Options

$$C=V \left[ \frac{0.4(I-L)}{L} + \frac{0.6(M-M')}{M'} \right]$$

		Period	Year/Quarter	D 3.1 - Replica Modern Replacement (100% NBS)	D Rev 3.1 - Replica Modern Replacement (100% NBS) - Revised To Include Demolition (See Appendix E)	E 3.2 - Option 2A: Retained Historic Facade with New Open Plan Office Building Connected (100% NBS)	F 3.3 - Option 2B: New Open Plan Office (100% NBS)
C	Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)			\$ 2,846,092.00	\$ 2,846,435.00	\$ 3,920,691.00	\$ 2,596,061.00
V	Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions			\$ 10,700,000.00	\$ 10,784,000.00	\$ 14,740,000.00	\$ 9,740,000.00
L	Labour Cost Index: Private Sector: Industry Group - Construction: All Salary and Wage Rates: published	July to September 2023	2023 Q3	1377	1377	1377	1377
L'	Index as defined under L but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1182	1182	1182	1182
M	Produces Price Index: Inputs: Industry Group - Construction, published by Statistics New Zealand applying for the quarter under consideration.	July to September 2023	2023 Q3	1488	1488	1488	1488
M'	Index as defined under M but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1116	1116	1116	1116
<b>Adjusted value (Rounded to nearest \$)</b>				<b>\$ 13,546,092.00</b>	<b>\$ 13,652,435.00</b>	<b>\$ 18,660,691.00</b>	<b>\$ 12,356,061.00</b>
Adjusted value \$/m2 based on GFA 2,281 m2 (Rounded to nearest \$)				\$ 5,938.66	\$ 5,985.28	\$ 8,180.93	\$ 5,416.95

Extra Value for Retention of Facade

$$C=V \left[ \frac{0.4(I-L)}{L} + \frac{0.6(M-M')}{M'} \right]$$

G  
Extra Value for  
Retention of  
Facade (See  
Appendix G)

		Period	Year/Quarter	G Extra Value for Retention of Facade (See Appendix G)
C	Cost fluctuation adjustment for the quarter under consideration, (rounded up to the nearest \$)			\$ 1,350,165.00
V	Valuation of work shown as payable in any Payment Schedule in respect of work having been completed during the quarter under consideration subject to A3, but without deduction of retentions			\$ 5,076,000.00
L	Labour Cost Index: Private Sector: Industry Group - Construction: All Salary and Wage Rates: published	July to September 2023	2023 Q3	1377
L'	Index as defined under L but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1182
M	Produces Price Index: Inputs: Industry Group - Construction, published by Statistics New Zealand applying for the quarter under consideration.	July to September 2023	2023 Q3	1488
M'	Index as defined under M but applying for the quarter during which tenders close.	July to September 2017	2019 Q3	1116
<b>Adjusted value (Rounded to nearest \$)</b>				<b>\$ 6,426,165.00</b>

## **Appendix C**

Statistics New Zealand - Labour Cost/Producers Price Index's

## Labour Cost Index - LCI - L and L<sup>1</sup> - Jan 2011 to Dec 2020

### Work Income And Spending | Labour Cost Index

Private Sector and Industry Group  
(ANZSIC06)(Base: June 2009 qtr (=1000))  
(Qrtly-Mar/Jun/Sep/Dec)

	All Salary and Wage Rates Construction	Movement In Index
2019Q3	1227	5
2019Q4	1236	9
2020Q1	1242	6
2020Q2	1235	-7
2020Q3	1246	11
2020Q4	1253	7
2021Q1	1264	11
2021Q2	1273	9
2021Q3	1284	11
2021Q4	1294	10
2022Q1	1305	11
2022Q2	1326	21
2022Q3	1336	10
2022Q4	1353	17
2023Q1	1361	8
2023Q2*	1369	8
2023Q3*	1377	8

*Last updated by Statistics New Zealand 03  
May 2023 at 10:45am*

## Producers Price Index - PPI - M and M<sup>1</sup> - Jan 2011 to Dec 2020

### Economic Indicators | Producers Price Index - PPI

Inputs (ANZSIC06) - NZSIOC level 1, Base:  
Dec. 2010 quarter (=1000) (Qrtly-  
Mar/Jun/Sep/Dec)

	Construction	Movement In Index
2019Q3	1193	9
2019Q4	1199	6
2020Q1	1202	3
2020Q2	1198	-4
2020Q3	1207	9
2020Q4	1211	4
2021Q1	1223	12
2021Q2	1246	23
2021Q3	1277	31
2021Q4	1304	27
2022Q1	1353	49
2022Q2	1409	56
2022Q3	1445	36
2022Q4	1467	22
2023Q1	1474	7
2023Q2*	1481	7
2023Q3*	1488	7

*Last updated by Statistics New Zealand 18  
May 2023 at 10:45am*

\* Denotes estimated indices taken as movement in last confirmed quarter



No	Description	Quantity	Unit	Rate	Total
<b>1 BUILDING WORKS</b>					
<b>1 SITE PREPARATION</b>					<b>532,500.00</b>
	<u>Site Preparation</u>				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000.00
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000.00
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000.00
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000.00
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000.00
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500.00
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000.00
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000.00
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000.00
	<u>Substructure Construction</u>				
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000.00
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000.00
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000.00
<b>2 SUBSTRUCTURE</b>					<b>150,000.00</b>
	<u>Piling</u>				
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000.00
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000.00
<b>9 STAIRS AND BALUSTRADES</b>					<b>20,500.00</b>
177	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500.00
<b>15 FITTINGS AND FIXTURES</b>					<b>70,000.00</b>
217	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000.00

218 Remove and reinstate fixed appliances (Provisional Sum)	Sum	8,000.00
219 Remove and reinstate office wall shelving (Provisional Sum)	Sum	7,000.00
220 Remove and reinstate office wall shelving with doors (Provisional Sum)	Sum	10,000.00

## 16 SANITARY PLUMBING

34,000.00

### Domestic / Flushing Water Services

221 Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	10,000.00
222 Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)	Sum	5,000.00
228 Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)	Sum	3,000.00
229 Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)	Sum	5,000.00

### Storm Water Services

230 Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	2,000.00
231 Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	1,000.00
232 Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	8,000.00

## 17 HEATING AND VENTILATION SERVICES

41,000.00

234 Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)	Sum	10,000.00
235 Replace damage pipework as required (Item No. 413 as Provisional Sum)	Sum	5,000.00
237 Check, test and clean existing ventilation system riser and ductwork (Item No. 413)	Sum	20,000.00
238 Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)	Sum	6,000.00

## 18 FIRE SERVICES

472,585.00

240 Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)	Sum	15,000.00
241 Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)	Sum	30,000.00
242 Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)	Sum	25,000.00
243 Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281 m2	75.00 171,075.00
244 Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)	Sum	500.00
254 Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)	Sum	60,000.00
255 Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382 m2	330.00 126,060.00
256 13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233 m2	150.00 34,950.00
257 Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)	Sum	10,000.00

## 19 ELECTRICAL SERVICES

410,150.00

### Mechanical for Electrical Services

258 New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	5,000.00
259 Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)	Sum	3,000.00

#### Electrical Work

260	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)	Sum		50,000.00	
261	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150.00
262	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)	Sum		10,000.00	
<b>21 SPECIAL SERVICES</b>					<b>3,000.00</b>
266	Check and commission intruder security (Item No. 414 and Cosgrove report)	Sum		3,000.00	
<b>22 DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)</b>		%	5.00		86,687.00
<b>23 PRELIMINARY &amp; GENERAL (Item No. 501)</b>		%	12.00		218,451.00
<b>24 SCAFFOLDING &amp; ACCESS</b>					<b>170,000.00</b>
268	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)	Sum		100,000.00	
269	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)	Sum		70,000.00	
<b>25 MARGIN</b>		%	8.00		176,710.00
<b>BUILDING WORKS TOTAL</b>				<b>1,903,735.00</b>	<b>2,385,583.00</b>
<b>2 EXTERNAL WORKS</b>					
<b>1 SITE WORKS</b>					<b>3,000.00</b>
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)	Sum		3,000.00	
<b>2 DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)</b>		%	5.00		150.00
<b>3 PRELIMINARY &amp; GENERAL (Item No. 501)</b>		%	12.00		378.00
<b>4 MARGIN</b>		%	8.00		283.00
<b>EXTERNAL WORKS TOTAL</b>				<b>3,000.00</b>	<b>3,811.00</b>
<b>3 INFRASTRUCTURE SERVICES</b>					
<b>1 DRAINAGE</b>					<b>15,000.00</b>
Sanitary Services					
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)	Sum		5,000.00	
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)	Sum		5,000.00	
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)	Sum		5,000.00	
<b>2 EXTERNAL LIGHT &amp; POWER</b>					<b>3,000.00</b>
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)	Sum		3,000.00	
<b>2 DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)</b>		%	5.00		900.00
<b>3 PRELIMINARY &amp; GENERAL (Item No. 501)</b>		%	12.00		2,268.00
<b>4 MARGIN</b>		%	8.00		1,694.00
<b>INFRASTRUCTURE SERVICES TOTAL</b>				<b>18,000.00</b>	<b>22,862.00</b>
<b>1 BUILDING WORKS</b>					<b>2,385,583.00</b>



<b>2 EXTERNAL WORKS</b>			<b>3,811.00</b>
<b>3 INFRASTRUCTURE SERVICES</b>			<b>22,862.00</b>
<b>4 BUILDING CONSENT (Item No. 504)</b>	<b>%</b>	<b>0.50</b>	<b>12,062.00</b>
<b>5 CONSTRUCTION CONTINGENCY (Item No. 502)</b>	<b>%</b>	<b>10.00</b>	<b>242,432.00</b>
<b>6 PROFESSIONAL FEES (Item No. 503)</b>	<b>%</b>	<b>12.00</b>	<b>320,010.00</b>
<b>TOTAL</b>		<b>1,924,735.00</b>	<b>2,986,760.00</b>

<b>Percentage of Budget</b>	<b>Estimate Value</b>	<b>Provisional Sums Value</b>	<b>% Estimate</b>
Option 1A: Building Reinstatement & Strengthening (34% NBS)	12,800,000.00	2,986,760.00	23%
Option 1B: Building Reinstatement & Strengthening (67% NBS)	17,070,000.00	2,986,760.00	17%
Option 1C: Building Reinstatement & Strengthening (100% NBS)	18,970,000.00	2,986,760.00	16%

**Appendix E**  
Replica Replacement - Correction

No	Description	Quantity	Unit	Rate	Original Aecom	Revised Rhodes + Associates Limited
1	DEMOLITION				456,000.00	456,000.00
2	BUILDING WORKS				8,490,000.00	8,490,000.00
3	EXTERNAL WORKS				78,000.00	78,000.00
4	INFRASTRUCTURE SERVICES				100,000.00	100,000.00
					8,668,000.00	9,124,000.00
4	BUILDING CONSENT (Item No. 504)		%	0.50	43,000.00	45,600.00
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	5.00	436,000.00	458,500.00
6	PROFESSIONAL FEES (Item No. 503)		%	12.00	1,097,000.00	1,155,400.00
TOTAL					10,700,000.00	10,784,000.00

Note total rounded up to nearest \$1,000

**Appendix F**  
Retaining Façade - Extra Value

Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)

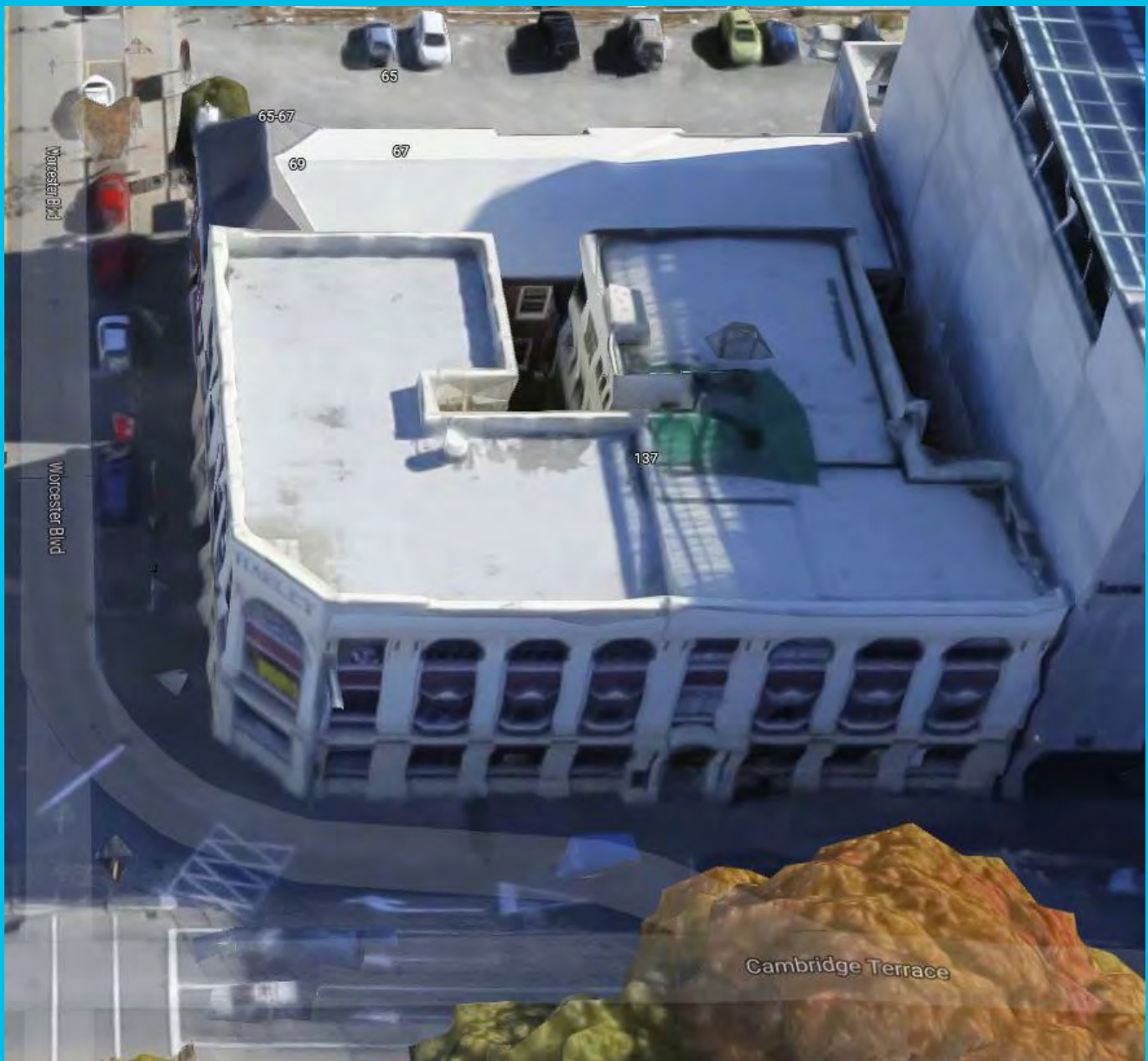
Description	Quantity	Unit	Rate	Revised
<b>AECOM APPENDIX E - REVISED RETAINED FAÇADE Rev: 2</b>				
Demolition Work (extra for façade retention)				267,000.00
Retainment Work				3,929,000.00
Connection Work				217,000.00
Restoration Works				537,000.00
<b>1 TOTAL RETAINMENT, CONNECTION, RESTORATION</b>				<b>4,950,000.00</b>
<b>CREDIT FOR RETAINED FAÇADE OVER NEW BUILD</b>				
<b>AECOM REPORT ITEM 3.2.1</b>				
Credit for Retained Façade over New Build	820	m2	800.00	(656,000.00)
<b>2 TOTAL CREDIT FOR RETAINED FAÇADE OVER NEW BUILD</b>				<b>(656,000.00)</b>
<b>3 TOTAL VALUE TO RETAIN FAÇADE AND CONNECT TO NEW BUILDING (1 + 2)</b>				<b><u>4,294,000.00</u></b>
<b>4 BUILDING CONSENT (Item No. 504)</b>		%	0.50	21,500.00
<b>5 CONSTRUCTION CONTINGENCY (Item No. 502)</b>		%	5.00	215,800.00
<b>6 PROFESSIONAL FEES (Item No. 503)</b>		%	12.00	543,800.00
<b>TOTAL</b>				<b>5,076,000.00</b>

Note total rounded up to nearest \$1,000



# Harley Chambers Redevelopment

## Cost Estimate Options



# Harley Chambers Redevelopment

## Cost Estimate Options

Client: Lee Pee Limited

Co No.: 1021359

Prepared by

**AECOM New Zealand Limited**

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22-Sep-2017

Job No.: 60545703

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## Quality Information

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2017\170922 harley chambers report (final).docx

Date            22-Sep-2017

Prepared by   Keeley Pomeroy

Reviewed by   Ross Davidson

### Revision History

Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
1	22-Sep-2017	Issued for hearing evidence	Keeley Pomeroy Principal Quantity Surveyor	

Project Contacts	
Structural Engineer:	Quoin Structural Consultants (previously Structex Metro Ltd)
Electrical, Mechanical, Hydraulics & Fire Engineer:	Cosgroves Limited
Quantity Surveyor:	AECOM

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## 1.0 Basis of the Harley Chamber Estimates

Lee Pee Limited have engaged AECOM to provide cost estimates for a range of development options to the existing Harley Chambers and Worcester Chambers sites.

The cost estimates have been compiled by measuring and pricing approximate elemental quantities.

These reinstatement, retention, replacement and new concept building estimates are based on information provided by the consultant team as follows:-

- Quoin Structural Consultants email update to AECOM and Planz Consultants dated 02 August 2017
- Quoin Structural Consultants email update to Planz Consultants dated 18 May 2017
- Quoin Structural Consultants email and sketches for Façade Retention dated 8 September 2017
- Chapman Tripp updated repair strategy letter dated 05 August 2015 including Quoin Structural Consultants report and earthquake repair drawing plans, repair methodology and strategy. This repair strategy compilation includes Fire Services, Electrical, Mechanical and Hydraulics Services Condition Reports dated 09 & 22 July 2015
- AECOM and Quoin Structural Consultants earthquake repair work coordination meeting dated 19 August 2015
- AECOM, Chapman Tripp, Cunningham Lindsey, DLA Piper, Harrison QS, Lee Pee Ltd, Quoin Structural Consultants and Studio 21 Endel Lust Civil Engineer Ltd without prejudice meeting dated 03 September 2015
- Adler Glass Ltd quotation for replacing broken glass dated 22 September 2015
- Allserve Limited quotation for boiler, fresh air and domestic hot water system dated 16 August 2017
- Atlas Copco NZ Ltd quotation for air compressor including air receiver tank dated 14 August 2017
- Fulton Hogan quotation for helifix anchoring repairs dated 17 September 2015
- Mainland Security System Ltd quotation regarding security system dated 14 August 2017
- Piletech / The Fletcher Construction Company Ltd quotation for screw piles dated 21 September 2015
- South Island Shotcrete Ltd quotation for shotcrete, soil nail/tie back and related works dated 16 September 2015
- Dormer Construction Demolition quotation dated 31 May 2017

### Area Schedule

The areas utilised within this Cost Estimates are as follows:

Harley Chambers Building Area	(m <sup>2</sup> )
Gross Floor Area (GFA)	2,281
Site Work Area	375

## 2.0 Building Reinstatement Options

### 2.1 Option 1A: Building Reinstatement & Strengthening (34% NBS)

#### 2.1.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$12,800,000 (Twelve million eight hundred thousand dollars) broken down as follows and as attached:

Building Work	10,288,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	10,338,000
Building Consent (0.50%)	<u>52,000</u>
	10,390,000
Construction Contingency (10%)	<u>1,039,000</u>
	11,429,000
Professional Fees (12%)	<u>1,371,000</u>
	<u>\$12,800,000</u>

#### 2.1.2 Specific Inclusions / Exclusions

Items specifically **included** in this Estimates are:

1. Asbestos Testing and Removal of Positive
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing Costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

## 2.2 Option 1B: Building Reinstatement & Strengthening (67% NBS)

### 2.2.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$17,070,000 (Seventeen million and seventy thousand dollars) broken down as follows and as attached:

Building Work	13,738,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	13,788,000
Building Consent (0.50%)	<u>69,000</u>
	13,857,000
Construction Contingency (10%)	<u>1,386,000</u>
	15,243,000
Professional Fees (12%)	<u>1,827,000</u>
	<u>\$17,070,000</u>

### 2.2.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimates are:

1. Asbestos Testing and Removal of Positive
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Sika Carbodur Strengthening Work to Columns and Floors
4. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

## 2.3 Option 1C: Building Reinstatement & Strengthening (100% NBS)

### 2.3.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$18,790,000 (Eighteen million seven hundred and ninety dollars) broken down as follows and as attached:

Building Work	15,124,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	15,174,000
Building Consent (0.50%)	<u>76,000</u>
	15,250,000
Construction Contingency (10%)	<u>1,525,000</u>
	16,775,000
Professional Fees (12%)	<u>2,015,000</u>
	<u>\$18,790,000</u>

### 2.3.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Asbestos test and removal
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Sika Carbodur Strengthening Work to Columns and Floors
4. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

## 3.0 Building Replacement Options

### 3.1 Replica Modern Replacement (100% NBS)

#### 3.1.1 Estimate Summary

Our assessment of likely building replacement cost is \$10,700,000 (Ten million seven hundred thousand dollars) broken down as follows:-

Demolition	456,000
Building Works (three level 2,281m <sup>2</sup> )	8,490,000
External Works	78,000
Infrastructure Services	<u>100,000</u>
	8,668,000
Building Consent	<u>43,000</u>
	8,711,000
Construction Contingency (5%)	<u>436,000</u>
	9,603,000
Professional Fees (12%)	<u>1,097,000</u>
	<u>\$10,700,000</u>

#### 3.1.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Design Development Uplift for Code Compliance

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing Costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST

## 3.2 Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)

### 3.2.1 Estimate Summary

Our assessment of likely building replacement cost is \$14,740,000 (Fourteen million seven hundred and forty thousand dollars) broken down as follows:-

Demolition (Dormer Construction)				456,000
Extra for Retained Façade				4,950,000
Building Works (three level)	2,281	m <sup>2</sup>	3,300	7,527,000
Credit for Retained Façade over New Build	820	m <sup>2</sup>	800	(656,000)
External Works				100,000
Infrastructure Services				100,000
				12,477,000
Building Consent				58,000
				12,535,000
Construction Contingency (5%)				627,000
				13,162,000
Professional Fees (12%)				1,578,000
				<u>\$14,740,000</u>

### 3.2.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Retention and Restoration of the Façade (Worcester Boulevard / Cambridge Terrace). See Appendix E for cost breakdown.

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST



### 3.3 Option 2B: New Open Plan Office (100% NBS)

#### 3.3.1 Estimate Summary

Our assessment of likely building replacement cost is \$9,760,000 (Nine million seven hundred and sixty thousand dollars) broken down as follows:-

Demolition (Dormer Construction)		456,000
Building Works (three level)	2,281 m <sup>2</sup> 3,300	7,527,000
External Works		100,000
Infrastructure Services		<u>100,000</u>
		8,183,000
Building Consent		<u>41,000</u>
		8,224,000
Construction Contingency (5%)		<u>411,000</u>
		8,635,000
Professional Fees (12%)		<u>1,125,000</u>
		<u>\$9,760,000</u>

#### 3.3.2 Specific Inclusions / Exclusions

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST

# Appendix A

Option 1A: 34% NBS



## PROJECT SUMMARY

[illegible]

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : OPT 1A: 34% NBS Rev: 1

**AECOM**  
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	707.83	1,614,553	707.83
3	FRAME	2,281	m2	37.89	86,438	37.89
4	STRUCTURAL WALLS	2,281	m2	51.05	116,450	51.05
5	UPPER FLOORS	2,281	m2	75.26	171,673	75.26
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	77.97	177,855	77.97
13	WALL FINISHES	2,281	m2	160.58	366,290	160.58
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	396,267	173.73
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,003,633	440.00
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	749,379	328.53
<b>Total</b>					<b>\$10,288,000</b>	<b>\$4,510.30</b>

**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE PREPARATION</b>				
	<u>Site Preparation</u>				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600

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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

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No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

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No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii)</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	<b>Total</b>				<b>2,269,714</b>
	<b>SUBSTRUCTURE</b>				
	<u>Substructure Construction</u>				



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No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
<b>Total</b>					<b>1,614,553</b>
<b>FRAME</b>					
<u>Structural Steel</u>					
102	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664

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No.	Description	Quantity	Unit	Rate	Total
103	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
104	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
105	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
	<u>Insitu Concrete</u>				
106	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
107	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
108	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
109	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
110	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
111	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
112	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
113	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
114	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
	<u>Roof</u>				
116	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
117	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
118	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
	<b>Total</b>				<b>86,438</b>
	<b>STRUCTURAL WALLS</b>				
120	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
	<b>Total</b>				<b>116,450</b>
	<b>UPPER FLOORS</b>				
121	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203

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No.	Description	Quantity	Unit	Rate	Total
122	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
123	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
124	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accomodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
125	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116)	520	m	250.00	130,000
<b>Total</b>					<b>171,673</b>
<b>ROOF</b>					
126	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
127	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
<b>Total</b>					<b>21,500</b>
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
128	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
129	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
130	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
131	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
132	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
133	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
134	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
135	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700
136	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975
137	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
138	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000

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No.	Description	Quantity	Unit	Rate	Total
139	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
140	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
141	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
142	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
<b>Total</b>					<b>310,471</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
143	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
144	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
145	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
146	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
147	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
148	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
149	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
150	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
<b>Total</b>					<b>197,560</b>
<b>STAIRS AND BALUSTRADES</b>					
151	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
152	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
153	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880
154	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
155	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500
<b>Total</b>					<b>90,180</b>
<b>INTERIOR WALLS</b>					
156	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850

**Project :** Lee Pee Limited  
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**Cost Plan :** OPT 1A: 34% NBS Rev: 1

**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
157	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
158	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
159	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
160	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
161	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
162	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
163	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
164	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
165	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122, 123 and 124)	44	m	460.00	20,240
166	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122, 123 and 124)	44	m	180.00	7,920
<b>Total</b>					<b>663,266</b>
<b>INTERIOR DOORS AND WINDOWS</b>					
167	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
168	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
169	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000
170	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300
171	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500

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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
172	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
173	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
174	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
175	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
176	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
<b>Total</b>					<b>115,500</b>
<b>FLOOR FINISHES</b>					
177	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
178	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
179	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
180	Sheet vinyl with welded joints and coved edge including Hydropoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
181	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
<b>Total</b>					<b>177,855</b>
<b>WALL FINISHES</b>					
182	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
183	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
184	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840
185	Marble walls to entry foyer	18	m2	550.00	9,900
186	Ceramic tiles to toilets	195	m2	240.00	46,800
<b>Total</b>					<b>366,290</b>
<b>CEILING FINISHES</b>					
187	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
188	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
189	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450

**Project :** Lee Pee Limited  
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**Cost Plan :** OPT 1A: 34% NBS Rev: 1

**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
190	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
191	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
192	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
<b>Total</b>					<b>212,275</b>
<b>FITTINGS AND FIXTURES</b>					
193	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
194	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
195	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
196	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
<b>Total</b>					<b>70,000</b>
<b>SANITARY PLUMBING</b>					
<u>Domestic / Flushing Water Services</u>					
197	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
198	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
199	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
200	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
201	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
202	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
203	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
204	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
205	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000
<u>Storm Water Services</u>					
206	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000
207	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
208	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
<b>Total</b>					<b>206,200</b>
<b>HEATING AND VENTILATION SERVICES</b>					

**Project :** Lee Pee Limited  
**Harley Chambers**  
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No.	Description	Quantity	Unit	Rate	Total
209	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
210	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
211	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
212	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
213	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
214	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
<b>Total</b>					<b>90,500</b>
<b>FIRE SERVICES</b>					
215	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
216	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
217	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
218	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
219	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
220	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
221	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
222	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
223	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
224	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000
225	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480
226	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
227	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
228	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
229	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000



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**Cost Plan :** OPT 1A: 34% NBS Rev: 1

**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
230	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
231	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
232	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
233	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>681,915</b>
<b>ELECTRICAL SERVICES</b>					
<u>Mechanical for Electrical Services</u>					
234	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
235	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
236	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
237	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
238	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>410,150</b>
<b>VERTICAL AND HORIZONTAL TRANSPORTATION</b>					
239	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
<b>Total</b>					<b>75,000</b>
<b>SPECIAL SERVICES</b>					
240	Test and commission voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
241	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
242	Check and commission intruder security (Item No. 414 and Cosgrove report)		Sum		3,000
<b>Total</b>					<b>17,850</b>
<b>SCAFFOLDING &amp; ACCESS</b>					
243	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
244	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000

**AECOM**  
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
245	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
	<b>Total</b>				<b>173,300</b>

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Amount	\$/m <sup>2</sup> GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	<b>Total</b>				<b>\$27,000</b>	<b>\$11.84</b>

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE WORKS</b>				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	<b>Total</b>				<b>21,600</b>

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : OPT 1A: 34% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m <sup>2</sup> GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	<b>Total</b>				<b>\$23,000</b>	<b>\$10.08</b>

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : OPT 1A: 34% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
	<b>DRAINAGE</b>				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	<b>Total</b>				<b>15,000</b>
	<b>EXTERNAL LIGHT &amp; POWER</b>				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	<b>Total</b>				<b>3,000</b>

# Appendix B

Option 1B: 67% NBS



## PROJECT SUMMARY

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Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	717.89	1,637,500	717.89
3	FRAME	2,281	m2	610.47	1,392,472	610.47
4	STRUCTURAL WALLS	2,281	m2	580.91	1,325,060	580.91
5	UPPER FLOORS	2,281	m2	107.09	244,273	107.09
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	92.78	211,635	92.78
13	WALL FINISHES	2,281	m2	191.40	436,585	191.40
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	534,480	234.32
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,345,630	589.93
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	1,004,737	440.48
	<b>Total</b>				<b>\$13,738,000</b>	<b>\$6,022.80</b>

**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE PREPARATION</b>				
	<u>Site Preparation</u>				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600

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No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

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No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

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No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii).</u> <u>Allow 10% increase in unit rate (assumed).</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	<b>Total</b>				<b>2,269,714</b>
	<b>SUBSTRUCTURE</b>				
	<u>Substructure Construction</u>				

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No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
<u>Option 1B - 67% NBS Strengthening Work, Item No. g</u>					
102	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section	15	m	920.00	13,855

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No.	Description	Quantity	Unit	Rate	Total
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	4	No	2,273.00	9,092
<b>Total</b>					<b>1,637,500</b>
<b>FRAME</b>					
<u>Structural Steel</u>					
104	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
<u>Insitu Concrete</u>					
108	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
<u>Roof</u>					
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
121	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
<u>Supply and installation of Sika Cabodur plates (Option 1B Item No. f)</u>					
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,400

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No.	Description	Quantity	Unit	Rate	Total
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	150.00	491,400
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132.00	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	91.00	208,754
<b>Total</b>					<b>1,392,472</b>
<b>STRUCTURAL WALLS</b>					
126	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
127	Add new 150 reinforced shotcrete skin walls to South Section (Option 1B Item No. c.)	417	m2	1,350.00	562,950
128	Drill and epoxy D10 hooked ties into the existing wall (100mm embedment) at 600 centres each way to South Section (Option 1B Item No. c. b.)	320	No	35.00	11,200
129	Drill and epoxy H12 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1B Item No. c. c.)	636	No	50.00	31,800
130	H12 reinforcement to shotcrete skin walls at 200 each way to South Section (Option 1B Item No. c. a.)	6,839	kg	3.50	23,937
131	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1B Item No. c. d.)	212	No	50.00	10,600
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1B Item No. d.)	264	m2	430.40	113,626
133	Drill and epoxy D10 hooked ties into the existing columns where the new wall is parallel to the adjacent to existing wall (100mm embedment) at 600 centres each way to South Section (Option 1B Item No. d. b.)	280	No	35.00	9,800
134	Drill and epoxy H16 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1B Item No. d. c.)	3,720	No	60.00	223,200
135	H16 reinforcement to concrete shear walls at 200 each way, each face to South Section (Option 1B Item No. d. a.)	19,546	kg	3.50	68,411
136	HR10 concrete shear wall stirrups (600 long) spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.)	2,260	kg	3.50	7,910
137	2HR10 concrete shear wall links spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.)	31,482	kg	3.50	110,187
138	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1B Item No. d. d.)	135	No	50.00	6,750
139	Drill and epoxy H16 horizontal starter bars into the existing columns at the ends of new shear walls at 200 centres, 1000 long with 250mm embedment to South Section (Option 1B Item No. d. e.)	280	No	60.00	16,800
140	Cut back existing wall 400 each side and reform with new 20 gap to South Section (Option 1B Item No. e)	44	m	260.00	11,440
<b>Total</b>					<b>1,325,060</b>
<b>UPPER FLOORS</b>					



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No.	Description	Quantity	Unit	Rate	Total
141	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203
142	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
144	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accommodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
145	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116) <u>Supply and installation of Sika Cabodur plates (Option 1B Item No. f)</u>	520	m	250.00	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	600	m	121.00	72,600
<b>Total</b>					<b>244,273</b>
<b>ROOF</b>					
147	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
148	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
<b>Total</b>					<b>21,500</b>
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
149	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
150	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
151	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
152	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
153	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
154	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
155	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
156	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700
157	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975

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No.	Description	Quantity	Unit	Rate	Total
158	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
159	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
160	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
161	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
162	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
163	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
<b>Total</b>					<b>310,471</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
164	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
165	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
166	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
167	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
168	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
169	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
170	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
171	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
<b>Total</b>					<b>197,560</b>
<b>STAIRS AND BALUSTRADES</b>					
172	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
173	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
174	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880
175	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
176	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500

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No.	Description	Quantity	Unit	Rate	Total
	<b>Total</b>				<b>90,180</b>
	<b>INTERIOR WALLS</b>				
177	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850
178	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
179	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
180	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
181	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
182	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
183	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
184	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
185	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
186	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122,123 and 124)	44	m	460.00	20,240
187	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122,123 and 124)	44	m	180.00	7,920
	<b>Total</b>				<b>663,266</b>
	<b>INTERIOR DOORS AND WINDOWS</b>				
188	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
189	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
190	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000
191	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300

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No.	Description	Quantity	Unit	Rate	Total
192	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500
193	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
194	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
195	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
196	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
197	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
<b>Total</b>					<b>115,500</b>
<b>FLOOR FINISHES</b>					
198	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
199	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
200	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
201	Sheet vinyl with welded joints and coved edge including Hydopoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
202	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
203	Cement screed on existing floors to South Sections due to Sika Cabodur floor diaphragm strengthening work (Option 1B Item No. h)	1,126	m2	30.00	33,780
<b>Total</b>					<b>211,635</b>
<b>WALL FINISHES</b>					
204	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
205	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
206	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840
207	Marble walls to entry foyer	18	m2	550.00	9,900
208	Ceramic tiles to toilets	195	m2	240.00	46,800
209	Plaster and paint on existing columns to North and South Sections due to Sika Carbodur strengthening work (Option 1B Item No. f)	827	m2	85.00	70,295

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No.	Description	Quantity	Unit	Rate	Total
	<b>Total</b>				<b>436,585</b>
	<b>CEILING FINISHES</b>				
210	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
211	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
212	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450
213	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
214	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
215	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
	<b>Total</b>				<b>212,275</b>
	<b>FITTINGS AND FIXTURES</b>				
216	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
217	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
218	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
219	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
	<b>Total</b>				<b>70,000</b>
	<b>SANITARY PLUMBING</b>				
	<u>Domestic / Flushing Water Services</u>				
220	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
221	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
222	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
223	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
224	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
225	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
226	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
227	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
228	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000
	<u>Storm Water Services</u>				
229	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000

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No.	Description	Quantity	Unit	Rate	Total
230	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
231	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
<b>Total</b>					<b>206,200</b>
<b>HEATING AND VENTILATION SERVICES</b>					
232	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
233	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
234	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
235	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
236	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
237	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
<b>Total</b>					<b>90,500</b>
<b>FIRE SERVICES</b>					
238	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
239	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
240	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
241	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
242	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
243	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
244	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
245	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
246	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
247	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000
248	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480

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No.	Description	Quantity	Unit	Rate	Total
249	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
250	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
251	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
252	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000
253	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
254	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
255	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
256	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>681,915</b>
<b>ELECTRICAL SERVICES</b>					
<u>Mechanical for Electrical Services</u>					
257	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
258	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
259	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
260	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
261	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>410,150</b>
<b>VERTICAL AND HORIZONTAL TRANSPORTATION</b>					
262	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
<b>Total</b>					<b>75,000</b>
<b>SPECIAL SERVICES</b>					
263	Test and commision voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
264	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
265	Check and commision intruder security (Item No. 414 and Cosgrove report)		Sum		3,000

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No.	Description	Quantity	Unit	Rate	Total
<b>Total</b>					<b>17,850</b>
<b>SCAFFOLDING &amp; ACCESS</b>					
266	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
267	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000
268	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
<b>Total</b>					<b>173,300</b>



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 Harley Chambers  
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No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	<b>Total</b>				<b>\$27,000</b>	<b>\$11.84</b>

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE WORKS</b>				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	<b>Total</b>				<b>21,600</b>

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : OPT 1B: 67% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	<b>Total</b>				<b>\$23,000</b>	<b>\$10.08</b>

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : OPT 1B: 67% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
	<b>DRAINAGE</b>				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	<b>Total</b>				<b>15,000</b>
	<b>EXTERNAL LIGHT &amp; POWER</b>				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	<b>Total</b>				<b>3,000</b>

# Appendix C

Option 1C: 100% NBS



## PROJECT SUMMARY

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Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : OPT 1C: 100% NBS Rev: 1



No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	723.44	1,650,160	723.44
3	FRAME	2,281	m2	555.90	1,268,008	555.90
4	STRUCTURAL WALLS	2,281	m2	981.98	2,239,891	981.98
5	UPPER FLOORS	2,281	m2	218.49	498,373	218.49
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	107.97	246,285	107.97
13	WALL FINISHES	2,281	m2	191.40	436,585	191.40
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	588,569	258.03
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,483,194	650.24
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	1,107,452	485.51
	<b>Total</b>				<b>\$15,124,000</b>	<b>\$6,630.43</b>

**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE PREPARATION</b>				
	<u>Site Preparation</u>				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600



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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

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No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

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No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii).</u> <u>Allow 10% increase in unit rate (assumed).</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	<b>Total</b>				<b>2,269,714</b>
	<b>SUBSTRUCTURE</b>				
	<u>Substructure Construction</u>				

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No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
<u>Option 1C - 100% NBS Strengthening Work, Item No. g</u>					
102	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section	24	m	920.00	21,970

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No.	Description	Quantity	Unit	Rate	Total
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	6	No	2,273.00	13,638
<b>Total</b>					<b>1,650,160</b>
<b>FRAME</b>					
<u>Structural Steel</u>					
104	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
<u>Insitu Concrete</u>					
108	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
<u>Roof</u>					
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
121	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
<u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f)</u>					
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,400

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No.	Description	Quantity	Unit	Rate	Total
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	91.00	298,116
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132.00	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	121.00	277,574
<b>Total</b>					<b>1,268,008</b>
<b>STRUCTURAL WALLS</b>					
126	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
127	Add new 200 reinforced shotcrete skin walls to South Section (Option 1C Item No. c.)	605	m2	1,350.00	816,750
128	Drill and epoxy D10 hooked ties into the existing wall (100mm embedment) at 600 centres each way to South Section (Option 1C Item No. c. b.)	480	No	35.00	16,800
129	Drill and epoxy H12 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1C Item No. c. c.)	942	No	50.00	47,100
130	H16 reinforcement to shotcrete skin walls at 200 each way to South Section (Option 1C Item No. c. a.)	18,995	kg	3.50	66,483
131	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1C Item No. c. d.)	314	No	50.00	15,700
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1C Item No. d.)	423	m2	430.40	182,059
133	Drill and epoxy D10 hooked ties into the existing columns where the new wall is parallel to the adjacent to existing wall (100mm embedment) at 600 centres each way to South Section (Option 1C Item No. d. b.)	280	No	35.00	9,800
134	Drill and epoxy H16 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1C Item No. d. c.)	10,800	No	60.00	648,000
135	H16 reinforcement to concrete shear walls at 200 each way, each face to South Section (Option 1C Item No. d. a.)	27,897	kg	3.50	97,640
136	HR10 concrete shear wall stirrups (600 long) spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1C Item No. d. a.)	3,460	kg	3.50	12,110
137	2HR10 concrete shear wall links spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1C Item No. d. a.)	49,117	kg	3.50	171,910
138	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1C Item No. d. d.)	217	No	50.00	10,850
139	Drill and epoxy H16 horizontal starter bars into the existing columns at the ends of new shear walls at 200 centres, 1000 long with 250mm embedment to South Section (Option 1C Item No. d. e.)	280	No	60.00	16,800
140	Cut back existing wall 400 each side and reform with new 20 gap to South Section (Option 1C Item No. e)	44	m	260.00	11,440
<b>Total</b>					<b>2,239,891</b>
<b>UPPER FLOORS</b>					

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No.	Description	Quantity	Unit	Rate	Total
141	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203
142	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
144	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accommodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
145	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116) <u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f)</u>	520	m	250.00	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - North Sections floor diaphragm (Provisional Quantity)	1,500	m	121.00	181,500
147	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	1,200	m	121.00	145,200
<b>Total</b>					<b>498,373</b>
<b>ROOF</b>					
148	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
149	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
<b>Total</b>					<b>21,500</b>
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
150	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
151	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
152	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
153	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
154	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
155	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
156	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
157	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700

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No.	Description	Quantity	Unit	Rate	Total
158	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975
159	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
160	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
161	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
162	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
163	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
164	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
<b>Total</b>					<b>310,471</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
165	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
166	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
167	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
168	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
169	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
170	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
171	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
172	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
<b>Total</b>					<b>197,560</b>
<b>STAIRS AND BALUSTRADES</b>					
173	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
174	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
175	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880



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No.	Description	Quantity	Unit	Rate	Total
176	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
177	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500
	<b>Total</b>				<b>90,180</b>
	<b>INTERIOR WALLS</b>				
178	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850
179	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
180	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
181	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
182	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
183	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
184	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
185	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
186	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
187	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122,123 and 124)	44	m	460.00	20,240
188	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122,123 and 124)	44	m	180.00	7,920
	<b>Total</b>				<b>663,266</b>
	<b>INTERIOR DOORS AND WINDOWS</b>				
189	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
190	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
191	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000

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No.	Description	Quantity	Unit	Rate	Total
192	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300
193	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500
194	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
195	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
196	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
197	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
198	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
<b>Total</b>					<b>115,500</b>
<b>FLOOR FINISHES</b>					
199	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
200	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
201	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
202	Sheet vinyl with welded joints and coved edge including Hydropoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
203	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
204	Cement screed on existing floors to North and South Sections due to Sika Cabodur floor diaphragm strengthening work (Option 1C Item No. h)	2,281	m2	30.00	68,430
<b>Total</b>					<b>246,285</b>
<b>WALL FINISHES</b>					
205	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
206	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
207	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840

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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
208	Marble walls to entry foyer	18	m2	550.00	9,900
209	Ceramic tiles to toilets	195	m2	240.00	46,800
210	Plaster and paint on existing columns to North and South Sections due to Sika Carbodur strengthening work (Option 1C Item No. f)	827	m2	85.00	70,295
<b>Total</b>					<b>436,585</b>
<b>CEILING FINISHES</b>					
211	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
212	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
213	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450
214	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
215	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
216	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
<b>Total</b>					<b>212,275</b>
<b>FITTINGS AND FIXTURES</b>					
217	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
218	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
219	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
220	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
<b>Total</b>					<b>70,000</b>
<b>SANITARY PLUMBING</b>					
<u>Domestic / Flushing Water Services</u>					
221	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
222	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
223	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
224	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
225	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
226	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
227	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
228	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
229	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000

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No.	Description	Quantity	Unit	Rate	Total
	<u>Storm Water Services</u>				
230	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000
231	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
232	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
	<b>Total</b>				<b>206,200</b>
	<b>HEATING AND VENTILATION SERVICES</b>				
233	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
234	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
235	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
236	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
237	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
238	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
	<b>Total</b>				<b>90,500</b>
	<b>FIRE SERVICES</b>				
239	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
240	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
241	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
242	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
243	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
244	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
245	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
246	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
247	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
248	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000

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No.	Description	Quantity	Unit	Rate	Total
249	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480
250	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
251	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
252	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
253	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000
254	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
255	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
256	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
257	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>681,915</b>
<b>ELECTRICAL SERVICES</b>					
<u>Mechanical for Electrical Services</u>					
258	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
259	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
260	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
261	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
262	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
<b>Total</b>					<b>410,150</b>
<b>VERTICAL AND HORIZONTAL TRANSPORTATION</b>					
263	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
<b>Total</b>					<b>75,000</b>
<b>SPECIAL SERVICES</b>					
264	Test and commision voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
265	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000

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No.	Description	Quantity	Unit	Rate	Total
266	Check and commission intruder security (Item No. 414 and Cosgrove report)		Sum		3,000
	<b>Total</b>				<b>17,850</b>
	<b>SCAFFOLDING &amp; ACCESS</b>				
267	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
268	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000
269	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
	<b>Total</b>				<b>173,300</b>

**AECOM**  
EXTERNAL WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	Total				\$27,000	\$11.84

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 Harley Chambers  
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No.	Description	Quantity	Unit	Rate	Total
	<b>SITE WORKS</b>				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	<b>Total</b>				<b>21,600</b>



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Harley Chambers  
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INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m <sup>2</sup> GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	<b>Total</b>				<b>\$23,000</b>	<b>\$10.08</b>

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 Harley Chambers  
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No.	Description	Quantity	Unit	Rate	Total
	<b>DRAINAGE</b>				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	<b>Total</b>				<b>15,000</b>
	<b>EXTERNAL LIGHT &amp; POWER</b>				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	<b>Total</b>				<b>3,000</b>

# Appendix D

## Replica Replacement

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION		Sum		456,000
2	BUILDING WORKS	2,281	m2	3,721.99	8,490,000
3	EXTERNAL WORKS	375	m2	207.78	78,000
4	INFRASTRUCTURE SERVICES	375	m2	265.93	<u>100,000</u>
					8,668,000
5	BUILDING CONSENT		%	0.50	<u>43,000</u>
					8,711,000
6	CONSTRUCTION CONTINGENCY		%	5.00	<u>436,000</u>
					9,603,000
7	PROFESSIONAL FEES		%	12.00	<u>1,097,000</u>
	<b>Total</b>				<b>\$10,700,000</b>

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1

**AECOM**  
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	56.33	128,500	56.33
2	SUBSTRUCTURE	2,281	m2	357.36	815,144	357.36
3	FRAME	2,281	m2	270.68	617,426	270.68
4	STRUCTURAL WALLS	2,281	m2	52.04	118,700	52.04
5	UPPER FLOORS	2,281	m2	199.04	454,005	199.04
6	ROOF	2,281	m2	138.40	315,680	138.40
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	342.11	780,350	342.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	231.37	527,750	231.37
9	STAIRS AND BALUSTRADES	2,281	m2	63.57	145,000	63.57
10	INTERIOR WALLS	2,281	m2	222.42	507,340	222.42
11	INTERIOR DOORS AND WINDOWS	2,281	m2	95.13	217,000	95.13
12	FLOOR FINISHES	2,281	m2	61.98	141,380	61.98
13	WALL FINISHES	2,281	m2	150.15	342,485	150.15
14	CEILING FINISHES	2,281	m2	92.23	210,385	92.23
15	FITTINGS AND FIXTURES	2,281	m2	32.88	75,000	32.88
16	SANITARY PLUMBING	2,281	m2	127.75	291,400	127.75
17	HEATING AND VENTILATION SERVICES	2,281	m2	207.37	473,000	207.37
18	FIRE SERVICES	2,281	m2	25.00	57,025	25.00
19	ELECTRICAL SERVICES	2,281	m2	154.38	352,150	154.38
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	37.26	85,000	37.26
21	SPECIAL SERVICES	2,281	m2	26.69	60,870	26.69
22	DESIGN DEVELOPMENT CONTINGENCY		%	7.50	503,669	220.81
23	PRELIMINARY & GENERAL		%	12.00	866,311	379.79
24	MARGIN		%	5.00	404,279	177.24
<b>Total</b>					<b>\$8,490,000</b>	<b>\$3,722.05</b>

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Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1

**AECOM**  
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
<b>SITE PREPARATION</b>					
<u>Basement Construction</u>					
1	Bulk basement excavation and remove off site	380	m3	75.00	28,500
2	Dewatering for basement excavation (Provisional Sum)		Sum		100,000
	<b>Total</b>				<b>128,500</b>
<b>SUBSTRUCTURE</b>					
<u>Substructure Construction</u>					
3	Strandfloor on 50 x 150 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal	613	m2	300.00	183,900
4	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal	167	m	450.00	74,939
5	1220 x 800 reinforced concrete strip footing including formwork, excavation and disposal	152	m	770.00	117,055
6	1700 x 1700 x 880 reinforced concrete pad foundations including formwork, excavation and disposal	14	No	4,500.00	63,000
7	2700 x 2700 x 1220 reinforced concrete pad foundations including formwork, excavation and disposal	7	No	12,000.00	84,000
<u>Basement Construction</u>					
8	250 reinforced concrete basement floor slab including tanking and water stops	101	m2	550.00	55,550
9	250 reinforced concrete basement wall including tanking and water stops	57	m2	800.00	45,600
10	300 reinforced concrete basement wall including tanking and water stops	54	m2	1,100.00	59,400
11	950 x 1400 x 450 reinforced concrete pad foundations including formwork, excavation and disposal	2	No	2,500.00	5,000
12	Reinforced concrete lift pit including sump, formwork, excavation and disposal (2.6m x 2.3m)	1	No	7,500.00	7,500
<u>Piling</u>					
13	225 x 225 concrete piles to an average of 750mm deep (397 No.)	298	m	400.00	119,200
	<b>Total</b>				<b>815,144</b>
<b>FRAME</b>					
<u>Structural Steel</u>					
14	300 x 300 x 36.81 columns, primed	1,453	kg	7.00	10,171
15	300 x 150 x 20 RSJ beams, primed	373	kg	7.00	2,611
16	350 x 300 x 45.91 RSJ beams, primed	3,435	kg	7.00	24,045
17	Secondary steelwork	526	kg	7.00	3,682
18	Miscellaneous plates and cleats	789	kg	18.00	14,202
19	Intumescent paint to steelwork	162	m2	75.00	12,150
<u>Insitu Concrete</u>					
20	200 x 200 reinforced concrete columns	6	m	200.00	1,200
21	300 x 600 reinforced concrete L columns	133	m	650.00	86,450
22	500 x 650 reinforced concrete columns	7	m	770.00	5,390

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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
23	300 x 900 reinforced concrete columns	199	m	725.00	144,275
24	200 x 350 reinforced concrete beams	13	m	250.00	3,250
25	450 x 650 reinforced concrete beams	174	m	660.00	114,840
26	300 x 900 reinforced concrete beams	287	m	680.00	195,160
<b>Total</b>					<b>617,426</b>
<b>STRUCTURAL WALLS</b>					
27	225 reinforced concrete insitu wall including formwork to lift well (lift pit to roof deck - North Section)	80	m2	640.00	51,200
28	300 reinforced concrete insitu wall including formwork to lift well (lift pit to roof deck - North Section)	90	m2	750.00	67,500
<b>Total</b>					<b>118,700</b>
<b>UPPER FLOORS</b>					
29	150 reinforced concrete topping on double T suspended floor system in lieu of 150mm reinforced concrete waffle suspended floor slab system	1,539	m2	295.00	454,005
<b>Total</b>					<b>454,005</b>
<b>ROOF</b>					
30	150 reinforced concrete floor slab to roof	657	m2	250.00	164,250
31	Waterproofing membrane to roof floor slab	657	m2	120.00	78,840
32	Waterproofing membrane to roof deck parapet (upstand)	127	m2	120.00	15,240
33	Extra value to form internal gutter	253	m	200.00	50,600
34	100 dia stainless steel downpipes	75	m	90.00	6,750
<b>Total</b>					<b>315,680</b>
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
35	200 reinforced precast concrete panels	600	m2	400.00	240,000
36	Extra over exterior plaster finish and reveals for Heritage facade (Provisional Sum)	600	m2	250.00	150,000
37	200 reinforced blockwork walls	1,055	m2	200.00	211,000
38	Extra over plaster both sides	1,055	m2	110.00	116,050
39	Extra over paint both sides	1,055	m2	60.00	63,300
<b>Total</b>					<b>780,350</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
40	Clear glazed steel casement windows including transom, frame, hardware and finish	277	m2	1,000.00	277,000
41	Clear glazed steel bay windows including transom, frame, hardware and finish	64	m2	1,500.00	96,000
42	Clear glazed steel casement windows including semi-circle top, transom, frame, hardware and finish	60	m2	1,750.00	105,000
43	Extra value for glass louvres to toilet	9	No	250.00	2,250
44	Extra value for flemish glazing	104	No	350.00	36,400
45	Pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish	1	No	4,000.00	4,000

**Project :** Lee Pee Limited  
**Harley Chambers**  
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**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
46	Pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish	1	No	3,500.00	3,500
47	Single exterior quality solid core door including transom, frame, hardware and finish	2	No	1,800.00	3,600
<b>Total</b>					<b>527,750</b>
<b>STAIRS AND BALUSTRADES</b>					
48	Reinforced cast in place concrete stair including landing to one level with marble finish	4	No	30,000.00	120,000
49	Hardwood timber handrail, posts and steel balustrading with paint finish	20	m	650.00	13,000
50	Reinforced concrete in-situ stair including landing to one level Basement	1	No	12,000.00	12,000
<b>Total</b>					<b>145,000</b>
<b>INTERIOR WALLS</b>					
51	125 reinforced concrete insitu wall including formwork to internal walls (Ground Floor - North Section)	17	m2	490.00	8,330
52	150 reinforced concrete insitu wall including formwork to internal walls (Second Floor - North Section)	20	m2	525.00	10,500
53	175 reinforced concrete insitu wall including formwork to internal walls (First Floor - North Section)	20	m2	565.00	11,300
54	200 reinforced concrete insitu wall including formwork to internal walls (Ground Floor - North Section)	15	m2	600.00	9,000
55	140 reinforced blockwork walls including plaster finish both sides	1,488	m2	270.00	401,760
56	150 timber wall framing	505	m2	90.00	45,450
57	Proprietary toilet cubicle including partition, door and all hardware	14	No	1,500.00	21,000
<b>Total</b>					<b>507,340</b>
<b>INTERIOR DOORS AND WINDOWS</b>					
58	Pair of hardwood timber door frame doors including glazing, hardware and finish	2	No	3,500.00	7,000
59	Extra value for lead lights	4	No	800.00	3,200
60	Single hardwood timber solid core paint grade door including frame, hardware and finish	100	No	1,600.00	160,000
61	Single hardwood timber solid core paint grade slider door including frame, hardware and finish	1	No	1,600.00	1,600
62	Extra value for vision panel	38	No	250.00	9,500
63	Extra value for door closer	12	No	300.00	3,600
64	Single proprietary FRR doors -/60/30 complete	4	No	2,500.00	10,000
65	Single glazed timber window including frame, hardware and finish	34	m2	650.00	22,100
<b>Total</b>					<b>217,000</b>
<b>FLOOR FINISHES</b>					
66	Marble flooring laid on mortar bed	15	m2	520.00	7,800
67	Broadloom carpet	1,676	m2	70.00	117,320
68	Sheet vinyl with welded joints and coved edge including Hydopoxy to concrete	164	m2	90.00	14,760



**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** REPILCA REPLACEMENT Rev: 1

**AECOM**  
**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Total
69	Entry matwell	3	m2	500.00	1,500
	<b>Total</b>				<b>141,380</b>
	<b>WALL FINISHES</b>				
70	Paint on 13 Gibboard both sides including skirting	966	m2	130.00	125,580
71	Paint on 13 Aqualine including skirting	44	m2	75.00	3,300
72	Paint to reinforced concrete and block work walls including making good	3,024	m2	35.00	105,840
73	Timber base boards and skirtings (Reinforced concrete and block work with plaster finish walls)	1,459	m	35.00	51,065
74	Marble walls to entry foyer	18	m2	550.00	9,900
75	Ceramic tiles to toilets	195	m2	240.00	46,800
	<b>Total</b>				<b>342,485</b>
	<b>CEILING FINISHES</b>				
76	Paint on 13 Gibboard on 50 ceiling battens	1,729	m2	95.00	164,255
77	Paint on 13 Aqualine on 50 ceiling battens	77	m2	110.00	8,470
78	Acoustic ceiling on 50 timber battens	43	m2	150.00	6,450
79	Mineral fibre ceiling tiles in metal suspension grid	54	m2	65.00	3,510
80	Extra value for ceiling cornice	886	m	30.00	26,580
81	Paint to stair ceilings and landing soffits	28	m2	40.00	1,120
	<b>Total</b>				<b>210,385</b>
	<b>FITTINGS AND FIXTURES</b>				
82	Kitchen joinery		Sum		30,000
83	Extra value for fixed appliances		Sum		15,000
84	Wall shelving		Sum		10,000
85	Wall shelving with doors		Sum		20,000
	<b>Total</b>				<b>75,000</b>
	<b>SANITARY PLUMBING</b>				
86	Internal water supply		Sum		10,000
87	Toilet pan and cistern complete with water and waste services	15	No	3,000.00	45,000
88	Wash hand basin complete with water and waste services	9	No	1,500.00	13,500
89	Sink insert complete with water and waste services	17	No	1,500.00	25,500
90	Cleaners sink complete with water and waste services	3	No	1,800.00	5,400
91	Hot water cylinder including cold water connection, LPG boiler system, pumps, air ventilation system and associated pipe work (refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000)		Sum		170,000
92	Extra value for multi-storey vertical plumbing (per fitting)	44	No	500.00	22,000
	<b>Total</b>				<b>291,400</b>
	<b>HEATING AND VENTILATION SERVICES</b>				
93	Split heat pump air conditioning unit	77	No	6,000.00	462,000

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1

**AECOM**  
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
94	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000		Sum		11,000
	<b>Total</b>				<b>473,000</b>
	<b>FIRE SERVICES</b>				
95	Automatic fire alarm system including smoke/heat detectors and manual call points	2,281	m2	25.00	57,025
	<b>Total</b>				<b>57,025</b>
	<b>ELECTRICAL SERVICES</b>				
96	Electric power and lighting including submains and switchboards	2,281	m2	150.00	342,150
97	Extra value for feature lighting		Sum		10,000
	<b>Total</b>				<b>352,150</b>
	<b>VERTICAL AND HORIZONTAL TRANSPORTATION</b>				
98	Lift for three level building excluding shaft	1	No	85,000.00	85,000
	<b>Total</b>				<b>85,000</b>
	<b>SPECIAL SERVICES</b>				
99	Data trunking	201	m	70.00	14,070
100	Voice and data point	77	No	400.00	30,800
101	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
102	Intruder security		Sum		5,000
	<b>Total</b>				<b>60,870</b>

**AECOM**  
EXTERNAL WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	168.27	63,100	27.66
2	DESIGN DEVELOPMENT CONTINGENCY		%	5.00	3,155	1.38
3	PRELIMINARY & GENERAL		%	12.00	7,951	3.49
4	MARGIN		%	5.00	3,710	1.63
	Total				\$78,000	\$34.20

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : REPILCA REPLACEMENT Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE WORKS</b>				
1	Asphalt alley way including hardfill, excavation, channels and site drainage	235	m2	160.00	37,600
2	Paving blocks including sand fill, hardfill and excavation	140	m2	150.00	21,000
3	Metal security fence		Sum		4,500
	<b>Total</b>				<b>63,100</b>

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m <sup>2</sup> GFA
1	DRAINAGE	375	m2	53.33	20,000	8.77
2	EXTERNAL WATER SUPPLY	375	m2	26.67	10,000	4.38
3	EXTERNAL GAS SUPPLY	375	m2	26.67	10,000	4.38
4	EXTERNAL LIGHT & POWER	375	m2	80.00	30,000	13.15
5	EXTERNAL SPECIAL SERVICES	375	m2	26.67	10,000	4.38
6	DESIGN DEVELOPMENT CONTINGENCY		%	5.00	4,000	1.75
7	PRELIMINARY & GENERAL		%	12.00	10,080	4.42
8	MARGIN		%	6.00	5,645	2.47
	<b>Total</b>				<b>\$100,000</b>	<b>\$43.84</b>

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REPILCA REPLACEMENT Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
<b>DRAINAGE</b>					
1	Sewer and stormwater drainage including manhole (Provisional Sum)		Sum		20,000
	<b>Total</b>				<b>20,000</b>
<b>EXTERNAL WATER SUPPLY</b>					
2	Incoming water mains supply (Provisional Sum)		Sum		10,000
	<b>Total</b>				<b>10,000</b>
<b>EXTERNAL GAS SUPPLY</b>					
3	Incoming LPG or natural gas mains supply (Provisional Sum)		Sum		10,000
	<b>Total</b>				<b>10,000</b>
<b>EXTERNAL LIGHT &amp; POWER</b>					
4	Incoming mains power supply		Sum		15,000
5	Site lighting		Sum		15,000
	<b>Total</b>				<b>30,000</b>
<b>EXTERNAL SPECIAL SERVICES</b>					
6	Incoming telecoms		Sum		5,000
7	Incoming fibre communications		Sum		5,000
	<b>Total</b>				<b>10,000</b>

# Appendix E

## Façade Retention

Project : Lee Pee Limited  
 Harley Chambers  
 Cost Plan : REVISED RETAINED FACADE Rev: 2

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION WORK	2,281	m2	116.97	267,000
2	RETAINMENT WORK	2,281	m2	1,722.31	3,929,000
3	CONNECTION WORK	2,281	m2	95.09	217,000
4	RESTORATION WORKS	2,281	m2	235.25	<u>537,000</u>
	<b>Total</b>				<b>\$4,950,000</b>



**AECOM**  
DEMOLITION WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DEMOLITION	2,281	m2	116.97	266,800	116.97
	Total				\$267,000	\$117.05

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REVISED RETAINED FACADE Rev: 2

**AECOM**  
DEMOLITION WORK

No.	Description	Quantity	Unit	Rate	Total
	<b>DEMOLITION</b>				
	<u>Building demolition estimate received from Dormer Construction dated 30 May 2017</u>				
1	Main building demolition (Excluded) Extra for façade retention:		Sum		
2	- Additional P&G		Sum		36,000
3	- Detailed concrete cutting		Sum		74,000
4	- Additional demolition works		Sum		122,000
5	- Builder's Work Profit and Attendance (15%)		Sum		34,800
	NOTE: Refer to email dd 08 Sep 2017 Item No. j.				
	<b>Total</b>				<b>266,800</b>

Project : Lee Pee Limited  
Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2



RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	602.70	1,374,756	602.70
2	SUBSTRUCTURE	2,281	m2	409.83	934,827	409.83
3	FRAME	2,281	m2	275.04	627,000	274.88
4	ROOF	2,281	m2	7.15	16,000	7.01
5	DESIGN DEVELOPMENT CONTINGENCY		%	10.00	295,000	129.33
6	PRELIMINARY & GENERAL		%	12.00	390,000	170.98
7	MARGIN		%	8.00	291,000	127.58
	<b>Total</b>				<b>\$3,929,000</b>	<b>\$1,722.49</b>

**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** REVISED RETAINED FACADE Rev: 2

**AECOM**  
**RETAINMENT WORK**

No.	Description	Quantity	Unit	Rate	Total
	<b>SITE PREPARATION</b>				
1	Traffic controls and management (Email dd 08 Sep 2017 Item No. d.) <u>Temporary steel frame, brace and supports to external façade (Email dd 08 Sep 2017 Item No. e., f. and j.)</u>		Sum		60,000
2	250 UC steel columns primed	44,316	kg	8.00	354,528
3	250 UC steel beams, primed	15,662	kg	8.00	125,296
4	250 UC steel diagonal members, primed	24,624	kg	8.00	196,992
5	380 PFC steel walers members, primed	12,736	kg	8.00	101,888
6	Miscellaneous plates and cleats	9,734	kg	18.00	175,212
7	M20 bolts epoxied at each main connection to existing concrete columns	304	No	25.00	7,600
8	M20 bolts epoxied at 300 centres to existing concrete façade columns and beams, waler beneath each floor level	780	No	25.00	19,500
9	Paint to steelwork - part of overall health and safety (OHS)	1,681	m2	40.00	67,240
10	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		100,000
11	Temporary full propping to Cambridge Tce entry section and north end corner of the building (Provisional Sum - email dd 08 Sep 2017 Item No. g. and h.)		Sum		16,000
12	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111 and email dd 08 Sep 2017 Item No. i.)	4	m	3,250.00	13,000
13	Cost allowance for demolition of affected beams and brick walls (Provisional Sum - Email dd 08 Sep Item No. i.) <u>Exterior windows and doors</u>		Sum		5,000
14	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405 and email dd 08 Sep 2017 Item No. a.)	277	m2	300.00	83,100
15	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	64	m2	350.00	22,400
16	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	60	m2	400.00	24,000
17	Remove and store external glass louvre windows to toilet (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	9	No	150.00	1,350
18	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Structex Item No. 405)	1	No	750.00	750
19	Remove and store of exterior quality solid core door (1.8mx2.1m) including transom, frame, hardware and finish (Structex Item No. 405)	1	No	600.00	600
20	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Structex Item No. 405)	2	No	150.00	300
	<b>Total</b>				<b>1,374,756</b>
	<b>SUBSTRUCTURE</b>				
	<u>Substructure Construction</u>				

**Project : Lee Pee Limited  
Harley Chambers**

**Cost Plan : REVISED RETAINED FACADE Rev: 2**

**AECOM**

**RETAINMENT WORK**

No.	Description	Quantity	Unit	Rate	Total
21	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d)	28	m	920.00	25,800
22	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	22	m	385.00	8,400
23	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	41	m	920.00	37,400
24	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	23	m	385.00	8,900
25	Retain the basement wall directly beneath the basement at the original entry location and make good (Option 2A Item No. c)	7	m2	55.00	400
26	600 x 800 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Email dd 08 Sep 2017 Item No. c. and d.) <u>Piling</u>	115	m	675.00	77,900
27	168 dia steel screw piles to an average of 3m deep to Ground Floor North Section existing façade - see Piletech email high level quotation dated 21 September 2015 (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	16	No	2,273.00	36,344
28	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	16	No	1,500.00	24,000
29	Jack, pack and grout screw piles to Ground Floor North Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d. as Provisional Sum)		Sum		100,000
30	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	18	No	2,273.00	40,917
31	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	18	No	1,500.00	27,000
32	Jack, pack and grout screw piles to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. as Provisional Sum)		Sum		50,000
33	168 dia steel screw piles to an average of 3m deep to Ground Floor North & South Section (Email dd 08 Sep 2017 Item No. c. and d.)	76	No	2,273.00	172,748
34	168 dia steel screw piles to an average of 3m deep to Ground Floor North Section existing façade - see Piletech email high level quotation dated 21 September 2015 (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. t.) Total number of screw piles = 88 No.	72	No	2,273.00	163,632

Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REVISED RETAINED FACADE Rev: 2

**AECOM**  
RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Total
35	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. t.) Total number of screw piles = 89 No.	71	No	2,273.00	161,386
<b>Total</b>					<b>934,827</b>
<b>FRAME</b>					
36	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111, Option 2A Item No. f., email dd 08 Sep 2017 Item No. i.) <u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f and email dd 08 Sep 2017 Item No. k.)</u>	4	m	1,780.00	7,120
37	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	675	m	132.00	89,100
38	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	819	m	91.00	74,529
39	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,620	m	132.00	213,840
40	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity) <u>Post tensioning to existing circular concrete columns at main entry (Email dd 08 Sep 2017 Item No. p.)</u>	1,966	m	121.00	237,886
41	Core drilling (Provisional Sum)		Sum		1,000
42	Supply and install RB25 rod	44	kg	4.00	176
43	Cementitious grout to concrete core holes	12	m	60.00	720
44	Apply post tensioning to RB25 rod		Sum		3,000
<b>Total</b>					<b>627,000</b>
<b>ROOF</b>					
<u>Supplementary strengthening work to concrete canopy at main entry (Email dd 08 Sep 2017 Item No. q.)</u>					
45	Concrete cutting 50x50 chases into the soffit of the concrete at 300mm centres including chisel and grinding (North-South)	84	m	110.00	9,240
46	Supply and install H12 reinforcing bars	88	kg	4.00	352
47	Cementitious grout to concrete chase	84	m	80.00	6,720
<b>Total</b>					<b>16,000</b>

**AECOM**  
CONNECTION WORK

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Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REVISED RETAINED FACADE Rev: 2

No.	Description	Quantity	Unit	Rate	Total
	<b>SUBSTRUCTURE</b>				
1	Allow connection to new substructure foundation beams, basement walls and floors (Email dd 08 Sep 2017 Item No. c., i. & l.)		Sum		15,000
	<b>Total</b>				<b>15,000</b>
	<b>FRAME</b>				
2	Tie-in together all existing columns, beams and external façade walls with structural steel and concrete skin walls to new building (Email dd 08 Sep 2017 Item No. c., i. & l.)	820	m2	150.00	123,000
3	Concrete crack epoxy injection to exterior concrete beams, columns and concrete walls - North and South Section (Item No. 112, 113, 114, 115 and email dd 08 Sep 2017 Item No. o.)	100	m	250.00	25,000
	<b>Total</b>				<b>148,000</b>



Project : Lee Pee Limited  
Harley Chambers  
Cost Plan : REVISED RETAINED FACADE Rev: 2

**AECOM**  
RESTORATION WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m <sup>2</sup> GFA
1	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	83.17	189,700	83.17
2	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,600	86.63
3	EXTERNAL WORKS	375	m2	44.80	16,800	7.37
4	DESIGN DEVELOPMENT CONTINGENCY		%	10.00	40,400	17.71
5	PRELIMINARY & GENERAL		%	12.00	53,300	23.37
6	MARGIN		%	8.00	38,800	17.01
	<b>Total</b>				<b>\$537,000</b>	<b>\$235.42</b>

**Project :** Lee Pee Limited  
**Harley Chambers**  
**Cost Plan :** REVISED RETAINED FACADE Rev: 2

**AECOM**  
**RESTORATION WORKS**

No.	Description	Quantity	Unit	Rate	Total
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
1	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
2	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
3	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	290	m	250.00	72,500
4	Restore exterior plaster finish including features like reveals, negative details and the like (Email dd 08 Sep 2017 Item No. m.)	600	m2	100.00	60,000
5	Prepare and re-paint external façade (Email dd 08 Sep 2017 Item No. s.)	600	m2	55.00	33,000
<u>Existing joint between the North and South Sections of the Building (Item No. 208 and email dd 08 Sep 2017 Item No. n. i. to vii.)</u>					
6	Break back exterior face of the façade to 300mm each side of the joint and to 150mm depth over the full height of the building (Provisional Sum)		Sum		2,000
7	Drill and epoxy H12 ties into each end face of the existing face, at 300 centres over the full height.	47	No	145.00	6,815
8	Provide 4-H12 vertical reinforcement bars (full height)	52	kg	4.00	208
9	Fill cut-out section with self compacting concrete	2	m3	450.00	900
10	Install 400x400x12 steel plates to the inside face of the façade, with 4 epoxied M16 bolts (2 each side of existing joint), and spaced at 1000crs over the full height	14	No	235.00	3,290
11	Reinstate plaster finishes (Provisional Sum)		Sum		1,000
<b>Total</b>					<b>189,700</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
12	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	277	m2	450.00	124,650
13	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	64	m2	500.00	32,000
14	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	60	m2	600.00	36,000
15	Reinstall and make good external glass louvre windows to toilet (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	9	No	200.00	1,800
16	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Structex Item No. 209 and 405)	1	No	1,500.00	1,500
17	Rehang, install and make good pair of exterior quality solid core door (1.8mx2.1m) including transom, frame, hardware and finish (Structex Item No. 209 and 405)	1	No	1,000.00	1,000
18	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Structex Item No. 209 and 405)	2	No	250.00	500
19	Remove all door barrel bolts for easy egress and make good (Structex Item No. 405 and Cosgrove report)	2	No	55.00	110

**AECOM**  
RESTORATION WORKS

No.	Description	Quantity	Unit	Rate	Total
20	<b>EXTERNAL WORKS</b>				<b>197,600</b>
	SITE WORKS	375	m2	44.80	16,800
	<b>Total</b>				<b>16,800</b>