

SUMMARY STATEMENT

1. My name is **Phillip Neville Griffiths**. I am a director, shareholder and Senior Quantity Surveyor at Rhodes + Associates Limited.
2. I have a Diploma in Quantity Surveying and have worked as a Quantity Surveyor for 29 years for both contractors and in Private Practice, I have been involved with numerous Heritage projects in New Zealand.
3. I have prepared evidence on behalf of the **Christchurch City Council** to provide comment on quotations and estimates relating to St James' Church and Setting - 65,69 Riccarton Road, Christchurch. (Submission #825 – Church Property Trustees).
4. No costing information had been provided by the building owner at the time of my primary evidence, so I was instructed to provide high level \$/m2 budget estimates for the repair and alternative replacement options.
5. I have considered the estimate from Mr Eggleton (Quantity Surveyor) submitted with his evidence on behalf of Church Property Trustees. I only had two issues with Mr Eggleton's submission which I addressed in my Rebuttal Evidence dated 13 October 2023. These were in relation to the following:
 - a) The percentages for Contractors Margin/ Preliminary and General where Mr Eggleton has used 30% and I, from recent projects had allowed 22%.
 - b) The method of pricing undertaken where I had based my figures on a m2 basis (as instructed by the Council) which was based on an actual project of a similar nature and complexity which had recently been completed, whereas Mr Eggleton had put a rough order of costings together assumed to be based on the Aurecon report.
6. In summary:
 - a) I am satisfied that the repair and strengthening estimate I have provided for the repair of St James is fair and reasonable at \$5,274,000.
 - b) I am satisfied that the replacement estimates I have provided are fair and reasonable and note that these have not been challenged by Mr Eggleton:
 - (i) Replacement like for like \$10,367,000.
 - (ii) Replacement replica \$6,013,000.

(iii) Replacement with a modern devotional building \$1,465,000.

Date: 28 November 2023

Phillip Neville Griffiths