

**BEFORE THE INDEPENDENT HEARINGS PANEL**

**UNDER** the Resource Management Act 1991  
**IN THE MATTER** of proposed Plan Change 14: Housing and Business  
Choice to the Christchurch District Plan  
**AND**  
**IN THE MATTER** of Cambridge 137 Limited (Submitter 1092)

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**STATEMENT OF EVIDENCE OF KEELEY POMEROY ON BEHALF OF  
CAMBRIDGE 137 LIMITED**

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

**20 September 2023**

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## Introduction

- 1 My full name is Keeley Rees Pomeroy.
- 2 I am a Member, and a Registered Quantity Surveyor, of the New Zealand Institute of Quantity Surveyors (**MNZIQS** Reg.QS)
- 3 I hold a National Diploma in Quantity Surveying and a National Diploma in Construction Management.
- 4 I have 18 years' experience in the construction industry, starting as a carpenter apprentice in 2003 and as a quantity surveyor since 2010. I have broad experience in estimating construction projects across multiple sector types, including heritage repair projects.
- 5 I am a Principal Quantity Surveyor employed by AECOM New Zealand Limited, a role I have held for a total of nearly 3 years. My current role description is Estimating Lead NZ. In this role I am responsible for leading and development of the AECOM New Zealand quantity surveying team regarding project cost estimation. I have recently returned to AECOM after 4 years of holding equivalent senior level positions at other construction industry organisations; Construction Workshop (Information Management Lead - 28 months) and Watts & Hughes Construction (Senior Estimator - 21 months).
- 6 I have produced many construction project cost estimates and, until very recently, main contractor tender offers across a broad range of construction project types. I have significant experience providing quantity surveying services for major Christchurch Earthquake projects. The professional services I provided for private and public companies/organisations during the general recovery period (2010 to 2019) post the major Christchurch Earthquakes included: expert witness, peer review reports, building strengthening & repair cost estimate reports and replica replacement & modern equivalent replacement cost estimate reports. Notable earthquake projects I played a significant role in include:
  - (a) Holiday Inn City Centre (High St/Cashel St).
  - (b) iStay Hotel (Cashel Street).
  - (c) Public Trust Building (Oxford Terrace).
  - (d) IRD Building (Cashel Street).

- (e) Orion Headquarters (Manchester Street).
  - (f) Pacific Brands House (Victoria Street).
  - (g) Vero House (Hereford Street).
  - (h) Parkbridge Apartments (Park Terrace).
  - (i) CERA/LINZ Building and Land Acquisitions (City Centre).
  - (j) Anglican Church Recovery (Canterbury wide).
- 7 I confirm that I have read, and am familiar with, the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving any oral evidence during this hearing. Except where I state that I am relying on the evidence of another person, my evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **Scope of Evidence**

- 8 I have prepared this evidence on behalf of Cambridge 137 Limited (submitter number 1092) in relation to Hearing Topic – Qualifying Matter – Heritage – Heritage sites. The submitter is seeking the removal of the Harley Chambers building from Appendix 9.3.7.2 of the District Plan. My evidence provides several cost estimates for a range of development options for the Harley Chambers building.
- 9 I first became involved with the Harley Chambers building in 2015, when the previous owner of Harley Chambers requested that AECOM provide cost estimates for a range of development options for Harley Chambers and Worcester Chambers.
- 10 I have walked through and viewed the Harley Chambers building multiple times during 2015, 2017 and, most recently, 8 August 2023.
- 11 I have assessed five different options, including both reinstatement and replacement options to minimum new building standard (**NBS**), as follows:
- (a) Option 1A: Building Reinstatement & Strengthening (34% NBS);
  - (b) Option 1B: Building Reinstatement & Strengthening (67% NBS);

- (c) Option 1C: Building Reinstatement & Strengthening (100% NBS);
  - (d) Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS); and
  - (e) Option 2B: New Open Plan Office (100% NBS).
- 12 In preparing my evidence, I have reviewed the following documents:
- (a) AECOM Harley Chamber Redevelopment Cost Estimate options dated 9 September 2023 (**Appendix A**, referred to as the **Cost Estimate Report**), which I was the author of (including, all of the documents listed in section 1.0 of the Cost Estimate report);
  - (b) The submission (1092) lodged by Cambridge 137 Limited seeking the delisting of Harley Chambers; and
  - (c) Statement of Evidence of Gavin Stanley, on behalf of Christchurch City Council (**CCC**), dated 11 August 2023.

### **Executive Summary**

- 13 I prepared cost estimates for Options 1A, 1B, 1C, 2A and 2B (as detailed above) in 2017, as part of a resource consent application to demolish Harley Chambers and build a new hotel development.
- 14 I have adjusted these cost estimates to today's value applying a cost escalation methodology. For Options 1A, 1b, and 1C I have also adjusted my estimates to account for additional repair work now required. My cost estimate report contains the following estimated costs (all excluding GST):
- (a) Option 1A: Building Reinstatement & Strengthening (34% NBS) – \$19,380,000;
  - (b) Option 1B: Building Reinstatement & Strengthening (67% NBS) – \$25,400,000;
  - (c) Option 1C: Building Reinstatement & Strengthening (100% NBS) – \$27,830,000;
  - (d) Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS) – \$20,850,000; and
  - (e) Option 2B: New Open Plan Office (100% NBS) – \$13,630,000.

15 In response to Mr Stanley's evidence I have also calculated the cost of retaining the façade only, which is \$7,155,000.

16 These estimates only apply to August 2023, further allowance would need to be made for escalation during the design and construction programme durations of any option proceeding.

### **Basis of the Harley Chambers Estimates**

17 In August 2017, Cambridge 137 Limited had cost estimates prepared for a range of development options for the existing Harley Chambers site.

18 The cost estimates that were completed in 2017 were for Options 1A, 1B, 1C, 2A and 2B, as set out above at paragraph 11(a) to (e).

19 A significant amount of work was undertaken to complete these cost estimates in detail. To bring the 2017 cost estimates to 'today's' value, I have adjusted these cost estimates by applying an escalation calculation using a publicly available Statistics New Zealand index.

20 I believe using the Capital Goods Price Index – Non-Residential Building (**CGPI-NRB**) is the most appropriate method for escalating the estimated costs to today's values as it tracks changes in the overall price of non-residential buildings produced by the construction sector. It therefore captures the effects of input cost changes (plant, labour and materials) as well as changes in productivity and efficiency, overheads costs, and margins for profit and risk. In my experience, the CGPI-NRB is the industry accepted index for adjusting the total cost of non-residential buildings. An example of this is the forecasting undertaken by the New Zealand Institute of Economic Research (**NZIER**) as published in Rider Levett Bucknall's (RLB) quarterly Forecast Reports, which report on trends in New Zealand property and construction.

21 I believe the measures and associated cost rates/allowances (when escalated to today's values) fairly reflect the scope of work needed to strengthen and repair the building.

22 The cost estimates have been compiled by measuring and pricing approximate elemental quantities and are based on information provided by consultancies and specialist contractors as set out in my cost estimate report. The elemental quantities are typically measured and aligned to the NZIQS Elemental Analysis of Building Works 2017

standard of measurement, which groups scope to a building element, not to a specific trade.

- 23 A gross floor area of 2,281m<sup>2</sup> and a site work area of 375m<sup>2</sup> were used for the cost estimates.
- 24 Table 1 below summarises the cost Options 1A, 1B, 1C, 2A and 2B (these figures all exclude GST).

\$	1A - 34% Strengthen + Repair	1B - 67% Strengthen + Repair	1C - 100% Strengthen + Repair	2A - Façade + New Build	2B - New Open Plan Build
<b>Aug 2017 Report</b>	12,800,000	17,070,000	18,790,000	14,790,000	9,670,000
<b>Escalation to August 2023</b>	5,240,000	6,990,000	7,700,000	6,060,000	3,960,000
<b>Additional Required Repairs Post Aug 2017</b>	1,340,000	1,340,000	1,340,000	n/a	n/a
<b>September Report</b>	19,380,000	25,400,000	27,830,000	20,850,000	13,630,000

**Table 1.** Building Repair and Replacement Cost Summary

- 25 Within Table 1, the “Escalation to August 2023” value is the estimated amount of cost escalation/inflation needed to bring the 2017 estimated costs in line with today’s values. I based my calculation on actual price change data from Statistics New Zealand (**CGPI-NRB**) for movements between August 2017 to July 2023, and forecast data from NZIER for the period from July 2023 to August. The indices for the two respective dates are presented in table 2 Indices below:

Date	Quarter	Index
August 2017	Q3 2017	755
August 2023	Q3 2023	1064

**Table 2:** Indices

This represents an effective increase of 41% (1064 / 755).

- 26 Escalation has only been applied until August 2023. No allowance for escalation during the design and construction phases has been made. Should any of the options proceed, I recommend further allowances be made going forward to cover design and construction programme durations.

27 Additional damage has occurred in the period from August 2017. This damage was observed by Brett Gilmore at Quoin Structural Consultants, and I have estimated and included the cost for the scope of damage completed by Mr Gilmore, as listed below. The cost for the additional damage has been factored into Options 1A, 1B and 1C. The cost for the additional damage has not been factored into Options 2A and 2B, because these options are for a new building and will not involve repairs of the damage.

a. Repair damage caused by fire in south-west corner of the north section of the building at ground level. This includes the slab above Surgery Rooms No 4 and No 5 as shown on SK1.

Allow for the following repairs:

- i. Reconstruct the 200mm wide ribs and topping slab.
- ii. See typical existing details below.
- iii. Carefully break back slab to adjacent edge beams and retain approximately 500mm of existing reinforcing from edge beams.
- iv. Drill + epoxy H10@300 starters, 700mm long, 300mm embedment into adjacent edge beams over length of replace topping.
- v. Drill + epoxy 4-12, 700mm long, 300mm embedment into adjacent edge beams at each rib.
- vi. New topping reinforcing H10@300ew
- vii. New rib reinforcing similar to existing but use H12/H16 main bars and H10 stirrups@300crs.
- viii. New exterior coatings/finishes as required.

b. Added repairs to east-side front concrete canopy apron over the entry off Cambridge Terrace. Allow for the following:

- i. Reconstruct this curved section of reinforced concrete slab, including the sections of slab over the tops of the support columns.
- ii. Carefully demolish and retain any reinforcing bars from the columns below.
- iii. Drill plus epoxy 8 x H12 'L' starter bars (250mm/700mm legs) with 500mm embedment into the top of each the existing columns.
- iv. Drill+ epoxy H12@400 starters, 700mm long, 200mm embedment into adjacent main façade concrete frame.
- v. Match existing thickness and architectural edge profile.
- vi. Assume curved slab, approximately 250mm thick, reinforced with H12@200crs each way, top and bottom. All reinforcing to have standard hooks at ends.
- vii. Provide HR10 'C' links @200crs, at the mitred locations, to tie the top and bottom mats of reinforcing across the width of the mitres.

28 I have also included the replacement of the exterior glazed joinery, due to the fire damage in options 1A, 1B and 1C, because they are now in a physical state that will be uneconomical to repair.

29 Due to the current state of degradation and contamination of the Harley Chambers building, I have included full replacement of the roof and

additional items for decontamination, cleaning and sealing the interiors (walls, floors ceilings & doors) and mechanical services. I have allowed for replacement of 80% of the interior doors.

### **Building Reinstatement Options**

- 30 The following options reflect the scope required to repair/reinstate the Harley Chambers building, including achieving minimum NBS 34%, 67% and 100%.
- 31 We have relied on the Quoin (previously Structex Metro) Detailed Engineering Evaluation Reports (**Quoin Reports**) and subsequent building repairs and strengthening reports (as listed in the Cost Estimate Report) including general agreement from the original insurers in respect of the damage needing to be repaired as a part of the reinstatement of the building. The Quoin Reports detail the scope to strengthen the buildings to minimum 34%, 67% and 100% of NBS and an option to retain the building's street front façades.
- 32 It should be noted that it is typically more invasive to the building's structure and architectural fabric to increase the building's structural resistance/performance to earthquakes. Often this requires rebuilding, bracing and/or structural patching of feature architectural elements. In my estimates for the various options, I have included an allowance to work with architectural elements as reasonably as practical. Therefore, I have assumed that visual and non-visual heritage elements may be reinstated from modern construction materials and installation methodologies where, logically, it would be practicable to do so.

#### *Option 1A: Building reinstatement and strengthening to 34% NBS*

- 33 The estimated cost of this option is broken down as below:

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>
	12,800,000
Escalation from August 2017 to August 2023	<u>5,240,000</u>
	17,290,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$19,380,000</u>



- 34 For summary and detailed breakdown of this option, refer to Appendix A for the AECOM Harley Chambers Redevelopment Cost Estimate Report, attached as **Appendix A**.

*Option 1B: Building reinstatement and strengthening to 67% NBS*

- 35 The estimated cost of this option is broken down as below:

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>
	17,070,000
Escalation from August 2017 to August 2023	<u>6,990,000</u>
	24,060,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$25,400,000</u>

- 36 For summary and detailed breakdown of this option, refer to Appendix B for the AECOM Harley Chambers Redevelopment Cost Estimate Report, attached as **Appendix A**.

*Option 1C: Building reinstatement and strengthening to 100% NBS*

- 37 The estimated cost of this option is broken down as below:

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>
	18,790,000
Escalation from August 2017 to August 2023	<u>7,700,000</u>
	26,490,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$27,830,000</u>

- 38 For summary and detailed breakdown of this option, refer to Appendix C for the AECOM Harley Chambers Redevelopment Cost Estimate Report, attached as **Appendix A**.

**Building Replacement Options**

- 39 The replacement of the building has been considered in two options. The purpose of the options is to test the financial viability and commercial reality of building reinstatement and strengthening options

verses replacement with new building stock. Option 2A, is to keep the façade street frontage on Cambridge Terrace and Worcester Boulevard sides and construct a new building behind it. Option 2B, is to demolish the building in its entirety and build a modern open plan office in its place.

*Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)*

40 The estimated cost of this option is broken down as below:

Demolition (Dormer Construction)			456,000
Building Works (three level)	2,281 m <sup>2</sup>	3,300	7,527,000
Extra for Retained Façade			4,938,000
Credit for Retained Façade over New Build	760 m <sup>2</sup>	800	(608,000)
External Works			100,000
Infrastructure Services			<u>100,000</u>
			12,513,000
Building Consent			<u>62,000</u>
			12,575,000
Construction Contingency (5%)			<u>630,000</u>
			13,205,000
Professional Fees (12%)			<u>1,585,000</u>
			14,790,000
Escalation from August 2017 to August 2023			<u>6,060,000</u>
			<u>\$20,850,000</u>

41 For summary and detailed breakdown of this option, refer to Appendix D for the AECOM Harley Chambers Redevelopment Cost Estimate Report, attached as **Appendix A**.

*Option 2B: New Open Plan Office (100% NBS)*

42 The estimated cost of this option is broken down as below:

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>1,035,000</u>
			9,670,000
Escalation from August 2017 to August 2023			<u>3,960,000</u>
			<u>\$13,630,000</u>

43 For summary of this option and its specific exclusions, refer to Appendix E of the AECOM Harley Chambers Redevelopment Cost Estimate Report, attached as **Appendix A**.

### **Evidence for the Christchurch City Council**

- 44 I have reviewed the cost estimate evidence completed by Mr Gavin Stanley, CCC's expert witness giving Quantity Surveying evidence in respect of Harley Chambers and the request to remove it from the heritage list in the District Plan. Mr Stanley's evidence addresses the submission by Cambridge 137 Limited from paragraphs 46 to 54. In his evidence, he has also carried out a cost escalation of the original cost estimate options prepared by AECOM in 2017 (as part of the previous resource consent application lodged with CCC).
- 45 Mr Stanley's cost figures are less than mine. First, his cost escalation calculations are less than mine. Secondly, he has not included additional works required for Options 1A, 1B and 1C that I have included.

#### *Differences in cost escalations*

- 46 Page 3 of the Report attached to Mr Stanley's evidence explains the approach to cost escalation taken in his report (and evidence). I disagree with the approach to escalation using the NZS3910:2003 Appendix A Cost Fluctuations Adjustment by Indexation for the following reasons:
- (a) This method is intended for adjusting construction contracts for fluctuations in labour and material costs only, not for adjusting the overall price (i.e. cost) of complete buildings.
  - (b) This method relies on input indices to capture changes in labour and material costs. As such, it does not take into account changes in the overall cost of buildings due to changes in productivity and efficiency, overheads costs and margins for profit and risk.
- 47 Furthermore, the application of the NZS:3910 Cost Fluctuation method used by Mr Stanley appears to be incorrect in that the starting period has been taken as Q3 2019, as referenced in his calculations sheet page 222 of 335. This is incorrect as my estimate is current as at Q3 2017, which means that two years of escalation have been missed from Mr Stanley's calculation. My estimate did not allow for escalation beyond the date of the estimate letter.

#### *Additional works not included in estimate*

48 Paragraph 48 of Mr Stanley's evidence also outlines that he was instructed not to consider additional works such as further deterioration of the building and damage caused by fire. The further building deterioration and fire damage scope should be included in the various options presented because if the works on an option were to proceed, additional costs would be required to be budgeted for and the additional works completed within the project.

*Façade only option*

49 Mr Stanley has provided a sixth cost estimate (paragraph 50) for the option of the retention of the existing façade to both Worcester Boulevard and Cambridge Terrace that could be incorporated within potential new schemes. The scope and figures used in Mr Stanley's estimate are the AECOM Façade Retention workings with the Rhodes + Associates calculation adjustment and escalation to July 2023. I disagree with the escalation approach applied by Mr Stanley (as outlined above in paragraph 44 and 45 of my evidence) and I recommend the escalation approach I used (outlined in paragraph 20 of my evidence) be applied instead. Using my approach, the façade only value would be \$7,155,000.00+GST (being \$728,835.00+GST higher than Mr Stanley's approach).

50 Mr Stanley, at paragraphs 51-53 and within Appendix E of his evidence, has also noted a potential issue with the area of façade included within AECOM New Zealand Limited's measure, which appears to have been stated as 820m<sup>2</sup>, whereas Mr Stanley has calculated it to be 700m<sup>2</sup>.

51 I revisited the area calculation for façade credit (820m<sup>2</sup>) and, based on my physical site measurements and cross checking with limited architectural drawings, I have re-calculated the façade area to be 760m<sup>2</sup> (refer to page 100 of the Cost Estimate Report at Appendix A for my calculations) .

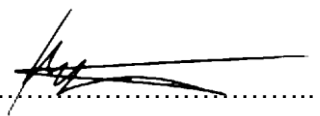
52 On 6 September 2023 I went to the site with a Leica Disto D2 laser measure device and a roller measure wheel, to measure and check the façade. The original drawings supplied as part of the strengthening details show a façade with an overall height of approximately 14.7m (Structex SK5 Existing Section E-F) and others vary due to fidelity loss of scanning the original documents. Our revised façade calculation set out in the Cost Estimates Report (attached as Appendix A) has a revised

façade area of 760m<sup>2</sup>. This area affects the calculation of the façade credit for Option 2A, and one item within the façade retention estimate page 9 CONNECTION WORK Item 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.)”. When changing the quantity from 820m<sup>2</sup> to 760m<sup>2</sup>, this reduces the section total by \$12,000.00+GST and reduces the new façade credit by \$48,000.00+GST. This change in relation to the area of the façade only impacts my calculations for Option 2A and is reflected in my 12 September 2023 Report and estimate of the costs of Option 2A, as detailed above.

- 53 This also affects Mr Stanley’s calculations for the Option 2A façade area change, it would increase his estimate by \$70,895.00+GST. Refer to Appendix A for summary of changes to Mr Stanley’s estimate The key reason why Mr Stanley’s cost estimate goes up is because there is 60m<sup>2</sup> less façade credit being applied:

Façade Area (m <sup>2</sup> )	Rate	Value + GST
820	-\$800.00	-\$656,000
760	-\$800.00	-\$608,000
60	-\$800.00	-\$48,000

- 54 Mr Stanley’s approach using pro-rata, in Paragraph 52, is incorrect. The scope of façade retention is defined in the Quoin engineering options and is measured in detail and should only consider the revised measures made as described above. Refer to Appendix A for costs associated with the façade quantity adjustment.



**Keeley Pomeroy**

**20 September 2023**



# Harley Chambers Redevelopment

## Cost Estimate Options

12-Sep-2023  
Commercial-in-Confidence

# Harley Chambers Redevelopment

## Cost Estimate Options

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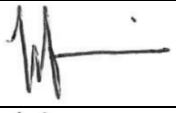
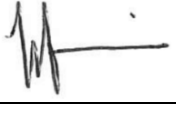
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## Quality Information

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### Revision History

Rev	Revision Date	Details	Approved	
			Name/Position	Signature
1	22-Sep-2017	Issued for hearing evidence for Lee Pee Ltd	Keeley Pomeroy Principal Quantity Surveyor	
2	10-Aug-2023	Issued for hearing evidence	Marcel Frei Technical Director	
3	12-Sep-2023	Revised for hearing evidence	Marcel Frei Technical Director	

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## 1.0 Basis of the Harley Chamber Estimates

Cambridge 137 Limited (a subsidiary of Citadel Property Limited) have engaged AECOM to provide cost estimates for a range of development options to the existing Harley Chambers site.

Originally these estimates were produced for Valour Properties Limited / Lee Pee Limited in 2017 for the purpose of insurance pay out negotiation and subsequently as part of evidence for partial building demolition and redevelopment of the site.

The options presented are to: reinstate and seismically strengthen the building to minimum 34%, 67% and 100% new building standard (NBS) and options to demolish and replace the building (NBS).

Due to significant amount of work undertaken to complete the estimates, our methodology was to revisit the 2017 estimates and adjust the 2017 amount by applying an escalation calculation to bring the value to 'today' value.

We have included for additional replacement and remedial items to the roof and architectural interiors due to degradation.

The cost estimates have been compiled by measuring and pricing approximate elemental quantities and are based on information provided by the consultant team and specialist contractors 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
- Quoin Structural Consultants email of additional scope to Citadel Property 12 July 2023
- Quoin Structural Consultants letter to Citadel Property Harley Chambers current condition and comment of public safety of the building 12 July 2023
- Cambridge 137 to AECOM phone discussion regarding degradation of the roof & interiors 14 August 2023

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 \$19,380,000 (Nineteen million three hundred and eighty thousand dollars) broken down as follows and as attached as Appendix A:

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>
	12,800,000
Escalation from August 2017 to August 2023	<u>5,240,000</u>
	18,040,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$19,380,000</u>

#### 2.1.2 Specific Inclusions / Exclusions

Items specifically ***included*** in this estimate 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 \$25,400,000 (Twenty five million four hundred thousand dollars) broken down as follows and as attached as Appendix B:

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>
	17,070,000
Escalation from August 2017 to August 2023	<u>6,990,000</u>
	24,060,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$25,400,000</u>

### 2.2.2 Specific Inclusions / Exclusions

Items specifically ***included*** in this estimate 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 \$27,830,000 (Twenty seven million eight hundred and thirty thousand dollars) broken down as follows and as attached as Appendix C:

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>
	18,790,000
Escalation from August 2017 to August 2023	<u>7,700,000</u>
	25,390,000
Additional Repairs Post August 2017	<u>1,340,000</u>
	<u>\$27,830,000</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 Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)

#### 3.1.1 Estimate Summary

Our assessment of likely building replacement cost is \$20,850,000 (Twenty million and eight hundred and fifty thousand dollars) broken down as follows and as attached as Appendix D:-

Demolition (Dormer Construction)			456,000
Building Works (three level)	2,281 m <sup>2</sup>	3,300	7,527,000
Extra for Retained Façade			4,938,000
Credit for Retained Façade over New Build	760 m <sup>2</sup>	800	(608,000)
External Works			100,000
Infrastructure Services			<u>100,000</u>
			12,513,000
Building Consent (0.50%)			<u>62,000</u>
			12,575,000
Construction Contingency (5%)			<u>630,000</u>
			13,205,000
Professional Fees (12%)			<u>1,585,000</u>
			14,790,000
Escalation from August 2017 to August 2023			<u>6,060,000</u>
			<u>\$20,850,000</u>

#### 3.1.2 Specific Inclusions / Exclusions

Items specifically ***included*** in this estimate are:

1. Retention and Restoration of the Façade (Worcester Boulevard / Cambridge Terrace). See Appendix D for cost breakdown.

Items specifically ***excluded*** from this estimate are:

1. Demolition and removal of the basement and foundations beyond 500mm below existing footpath level
2. Backfill to basement void
3. Tenant Fitouts
4. Legal and Financing costs
5. Escalation Provision Beyond the Date of this Estimate
6. GST

## 3.2 Option 2B: New Open Plan Office (100% NBS)

### 3.2.1 Estimate Summary

Our assessment of likely building replacement cost is \$13,630,000 (Thirteen million six hundred and thirty thousand dollars) broken down as follows and as attached as Appendix E:-

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 (0.50%)		<u>41,000</u>
		8,224,000
Construction Contingency (5%)		<u>411,000</u>
		8,635,000
Professional Fees (12%)		<u>1,035,000</u>
		9,670,000
Escalation from August 2017 to August 2023		<u>3,960,000</u>
		<u>\$13,630,000</u>

### 3.2.2 Specific Inclusions / Exclusions

Items specifically **excluded** from this estimate are:

1. Demolition and removal of the basement and foundations beyond 500mm below existing footpath level
2. Backfill to basement void
3. Tenant Fitouts
4. Legal and Financing costs
5. Escalation Provision Beyond the Date of this Estimate
6. GST



# Appendix A

Option 1A: 34% NBS

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 2

No.	Description	Quantity	Unit	Rate	Total
1	BUILDING WORKS	2,281	m2	4,510	10,288,000
2	EXTERNAL WORKS	375	m2	73	27,000
3	INFRASTRUCTURE SERVICES	375	m2	61	<u>23,000</u>
					10,338,000
4	BUILDING CONSENT (Item No. 504)		%	1	<u>52,000</u>
					10,390,000
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	<u>1,039,000</u>
					11,429,000
6	PROFESSIONAL FEES (Item No. 503)		%	12	<u>1,371,000</u>
					12,800,000
7	ESCALATION FROM AUG 2017 to AUG 2023		Sum		<u>5,240,000</u>
					18,040,000
8	ADDITIONAL REPAIRS POST AUG 2017		Sum		1,340,000
	<b>Total</b>				<b>\$19,380,000</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE PREPARATION	2,281	m2	995	2,269,714
2	SUBSTRUCTURE	2,281	m2	708	1,614,553
3	FRAME	2,281	m2	38	86,438
4	STRUCTURAL WALLS	2,281	m2	51	116,450
5	UPPER FLOORS	2,281	m2	75	171,673
6	ROOF	2,281	m2	9	21,500
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136	310,471
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	87	197,560
9	STAIRS AND BALUSTRADES	2,281	m2	40	90,180
10	INTERIOR WALLS	2,281	m2	291	663,266
11	INTERIOR DOORS AND WINDOWS	2,281	m2	51	115,500
12	FLOOR FINISHES	2,281	m2	78	177,855
13	WALL FINISHES	2,281	m2	161	366,290
14	CEILING FINISHES	2,281	m2	93	212,275
15	FITTINGS AND FIXTURES	2,281	m2	31	70,000
16	SANITARY PLUMBING	2,281	m2	90	206,200
17	HEATING AND VENTILATION SERVICES	2,281	m2	40	90,500
18	FIRE SERVICES	2,281	m2	299	681,915
19	ELECTRICAL SERVICES	2,281	m2	180	410,150
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	33	75,000
21	SPECIAL SERVICES	2,281	m2	8	17,850
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	396,267
23	PRELIMINARY & GENERAL (Item No. 501)		%	12	1,003,633
24	SCAFFOLDING & ACCESS	2,281	m2	76	173,300
25	MARGIN		%	8	749,379
	<b>Total</b>				<b>\$10,288,000</b>

**Project :** Cambridge 137 Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1A: 34% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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	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.		NOT		
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	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	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	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350	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	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150	1,350

**Project :** Cambridge 137 Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1A: 34% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	600
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150	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	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	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	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	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	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	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	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	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	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

**Project :** Cambridge 137 Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1A: 34% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	80,800
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	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	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	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	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	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	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	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	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	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	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	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	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	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	3,440

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
	<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	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8	13,640
55	Secondary steelwork (not detailed)	648	kg	8	5,184
56	Miscellaneous plates and cleats	972	kg	18	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	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	4,976
61	380 PFC lateral beams, primed	3,257	kg	8	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8	3,448
63	Secondary steelwork (not detailed)	431	kg	8	3,448
64	Miscellaneous plates and cleats	647	kg	18	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	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	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65	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	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85	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	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	13,200
78	Extra over waterproof additive	15	m3	132	1,980

**Project :** Cambridge 137 Limited  
**Harley Chambers**  
**Cost Plan :** OPT 1A: 34% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	28	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	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	28	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320	22,440
		<b>Total</b>			<b>2,269,714</b>
<b>SUBSTRUCTURE</b>					
<u>Substructure Construction</u>					
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	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	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	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	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	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	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425	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	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	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	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	200,000



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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	1,664
103	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8	168
104	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18	576
105	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150	300
	<u>In situ Concrete</u>				
106	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480	5,280
107	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200	3,600
108	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150	6,450
109	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250	3,250
110	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700	2,800
111	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780	7,120
112	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250	6,250
113	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250	6,250
114	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250	6,250
115	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250	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	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	11,300

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
118	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330	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	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	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	25,203
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	250
123	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30	3,720
124	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	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	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	18,000
127	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shaft North Section (Item No. 128)	10	m2	350	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	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	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	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	19,350

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	8,600
134	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360	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	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	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	2,950
138	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250	5,000
139	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250	5,000
140	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250	130,000
141	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40	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	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	124,650
144	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500	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	36,000
146	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200	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	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	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	500

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
150	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55	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	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	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	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	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	10,850
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	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	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	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	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	241,750
162	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250	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	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	14,336

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	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	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	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	2,500
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	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	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	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	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	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	117,320

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	198,030
183	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130	5,720
184	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35	105,840
185	Marble walls to entry foyer	18	m2	550	9,900
186	Ceramic tiles to toilets	195	m2	240	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	164,255
188	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105	8,085
189	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150	6,450
190	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65	5,785
191	Ceiling cornice (Item No. 201 and 202)	886	m	30	26,580
192	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40	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>					

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	750
200	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50	450
201	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50	850
202	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50	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
<b>Storm Water Services</b>					
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>					
209	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500	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	62,400

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	6,650
222	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000	7,000
223	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300	3,300
224	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000	22,000
225	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320	4,480
226	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500	25,000
227	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500	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	67,500
229	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000	1,000
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	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	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



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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
235	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum) <u>Electrical Work</u>		Sum		3,000
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	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	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	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	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
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>

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**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE WORKS	375	m2	58	21,600
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	1,080
3	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,722
4	MARGIN		%	8	2,032
	<b>Total</b>				<b>\$27,000</b>

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**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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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**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
1	DRAINAGE	375	m2	40	15,000
2	EXTERNAL LIGHT & POWER	375	m2	8	3,000
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	900
4	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,268
5	MARGIN		%	8	1,693
	<b>Total</b>				<b>\$23,000</b>

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 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 2



**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
	<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>

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**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
1	REPAIR FIRE DAMAGE		Sum		259,690
2	EAST-SIDE FRONT CANOPY		Sum		10,254
3	BUILDING DEGRADATION		Sum		579,470
4	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	13,497
5	PRELIMINARY & GENERAL (Item No. 501)		%	12	103,549
6	SCAFFOLDING & ACCESS		Sum		INCL
7	MARGIN		%	8	<u>115,975</u>
					1,082,436
8	BUILDING CONSENT (Item No. 504)		%	1	5,412
9	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	108,785
10	PROFESSIONAL FEES (Item No. 503)		%	12	143,596
	<b>Total</b>				<b>\$1,340,000</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1A: 34% NBS Rev: 2



**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
<b>REPAIR FIRE DAMAGE</b>					
1	Prop underside of waffle slab with engineered temporary propping solution to allow safe demolition		Sum		22,000
2	Cut concrete 500mm back from perimeter, break and remove waffle slab in sections		Sum		24,600
3	Hydro demolish retained 500mm perimeter waffle slab to keep existing reinforcing to edge		Sum		23,250
4	Reconfigure propping with falsework and allow in situ construction of waffle slab		Sum		5,000
5	Drill and epoxy H10 starters at 300crs 700 long with 300 embedment to edge of proposed new topping slab	110	no	32	3,520
6	Drill and epoxy 4/H12 starters at edge beams for ribs, 700 long with 300 embedment	54	no	140	7,560
7	New 100 thick 25MPa topping slab including H10 reinforcing 300crs EW including soffit formwork	55	m2	220	12,100
8	New ribs 150 wide x 350 high 25MPa with H12/H16 man bars and H10 stirrups at 300crs including formwork	191	m	260	49,660
9	Replace two feature glazed steel joinery units with new (no allowance for fire rated system)		Sum		80,000
10	Replace three regular glazed steel joinery units with new (no allowance for fire rated system)		Sum		32,000
11	Coatings/finishes & light weight partitions included within main strengthening & repair estimate		Note		
		<b>Total</b>			<b>259,690</b>
<b>EAST-SIDE FRONT CANOPY</b>					
12	Carefully demolish curved concrete soffit allowing to retain reinforcing bars where possible		Sum		1,700
13	Working platform		Sum		1,500
14	Drill and epoxy 8 H12 L starter bars 500 deep into retained structure	8	no	85	680
15	Drill and epoxy H12 starter bars 200 deep into concrete frame structure at 400crs	9	no	32	288
16	250 thick curved slab with H12 at 200crs EW TB and HR10 C links at 200crs		Sum		3,186
17	Match architectural profile, membrane tanking and plaster finish		Sum		2,900
		<b>Total</b>			<b>10,254</b>
<b>BUILDING DEGRADATION</b>					
<u>Roofing</u>					
18	Allowance to remove and replace entire lightweight steel roof including flashing and rainwater goods (total area deducted by 100m2 as Provisional Quantity in original scope)	646	m2	250	161,500
<u>Flooring</u>					
19	Decontaminate, clean and seal concrete floors		Sum		56,370

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ADDITIONAL REPAIRS POST AUG 2017

No.	Description	Quantity	Unit	Rate	Amount
20	Extra for replacement over reinstatement of the 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	180	43,380
21	Extra for replacement over reinstatement of the 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	180	67,140
	<u>Ceilings</u>				
22	Decontaminate, clean and seal interior soffits and bulkheads		Sum		40,260
	<u>Doors</u>				
23	Extra value to treat timber doors + frames and make good. Assumed 80% of doors are deemed beyond repair and now need full replacement of a modern equivalent suite		Sum		131,300
	<u>Walls</u>				
24	Decontaminate, clean and seal walls and framework		Sum		40,340
25	Extra value to replace baseboards/skirtings	1,459	m	20	29,180
	<u>Mechanical Services</u>				
26	Assumed further cleaning and decontamination now required		Sum		10,000
		<b>Total</b>			<b>579,470</b>



# Appendix B

Option 1B: 67% NBS

Project : Cambridge 137 Limited  
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 Cost Plan : OPT 1B: 67% NBS Rev: 2

No.	Description	Quantity	Unit	Rate	Total
1	BUILDING WORKS	2,281	m2	6,023	13,738,000
2	EXTERNAL WORKS	375	m2	73	27,000
3	INFRASTRUCTURE SERVICES	375	m2	61	<u>23,000</u>
					13,788,000
4	BUILDING CONSENT (Item No. 504)		%	1	<u>69,000</u>
					13,857,000
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	<u>1,386,000</u>
					15,243,000
6	PROFESSIONAL FEES (Item No. 503)		%	12	<u>1,827,000</u>
					17,070,000
7	ESCALATION FROM AUG 2017 to AUG 2023		Sum		<u>6,990,000</u>
					24,060,000
8	ADDITIONAL REPAIRS POST AUG 2017		Sum		1,340,000
	<b>Total</b>				<b>\$25,400,000</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1B: 67% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE PREPARATION	2,281	m2	995	2,269,714
2	SUBSTRUCTURE	2,281	m2	718	1,637,500
3	FRAME	2,281	m2	610	1,392,472
4	STRUCTURAL WALLS	2,281	m2	581	1,325,060
5	UPPER FLOORS	2,281	m2	107	244,273
6	ROOF	2,281	m2	9	21,500
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136	310,471
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	87	197,560
9	STAIRS AND BALUSTRADES	2,281	m2	40	90,180
10	INTERIOR WALLS	2,281	m2	291	663,266
11	INTERIOR DOORS AND WINDOWS	2,281	m2	51	115,500
12	FLOOR FINISHES	2,281	m2	93	211,635
13	WALL FINISHES	2,281	m2	191	436,585
14	CEILING FINISHES	2,281	m2	93	212,275
15	FITTINGS AND FIXTURES	2,281	m2	31	70,000
16	SANITARY PLUMBING	2,281	m2	90	206,200
17	HEATING AND VENTILATION SERVICES	2,281	m2	40	90,500
18	FIRE SERVICES	2,281	m2	299	681,915
19	ELECTRICAL SERVICES	2,281	m2	180	410,150
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	33	75,000
21	SPECIAL SERVICES	2,281	m2	8	17,850
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	534,480
23	PRELIMINARY & GENERAL (Item No. 501)		%	12	1,345,630
24	SCAFFOLDING & ACCESS	2,281	m2	76	173,300
25	MARGIN		%	8	1,004,737
	<b>Total</b>				<b>\$13,738,000</b>

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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	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.		NOT		
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	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	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	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350	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	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150	1,350

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	600
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150	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	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	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	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	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	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	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	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	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	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

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**Harley Chambers**  
**Cost Plan :** OPT 1B: 67% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	80,800
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	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	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	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	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	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	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	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	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	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	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	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	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	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	3,440

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
	<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	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8	13,640
55	Secondary steelwork (not detailed)	648	kg	8	5,184
56	Miscellaneous plates and cleats	972	kg	18	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	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	4,976
61	380 PFC lateral beams, primed	3,257	kg	8	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8	3,448
63	Secondary steelwork (not detailed)	431	kg	8	3,448
64	Miscellaneous plates and cleats	647	kg	18	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	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	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65	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	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85	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	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). 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	13,200
78	Extra over waterproof additive	15	m3	132	1,980

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 Cost Plan : OPT 1B: 67% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	28	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	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	28	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320	22,440
		<b>Total</b>			<b>2,269,714</b>
<b>SUBSTRUCTURE</b>					
<u>Substructure Construction</u>					
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	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	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	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	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	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	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425	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	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	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	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	200,000



**Project :** Cambridge 137 Limited  
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**Cost Plan :** OPT 1B: 67% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	13,855
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	4	No	2,273	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	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150	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	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250	6,250

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
	<u>Roof</u>				
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330	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	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330	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	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	356,400
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	150	491,400
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	91	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	116,450
127	Add new 150 reinforced shotcrete skin walls to South Section (Option 1B Item No. c.)	417	m2	1,350	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	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	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	4	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	10,600
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1B Item No. d.)	264	m2	430	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	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	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	4	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	4	7,910

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	4	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	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	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	11,440
<b>Total</b>					<b>1,325,060</b>
<b>UPPER FLOORS</b>					
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	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	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30	3,720
144	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	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	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	600	m	121	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	18,000
148	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350	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	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	15,700

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	8,600
155	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360	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	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	2,975
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	2,950
159	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250	5,000
160	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250	5,000
161	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250	130,000
162	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40	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	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	124,650
165	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500	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	36,000
167	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200	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	1,500

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	500
171	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55	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	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	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	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	16,000
176	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>				
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	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	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	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	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	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	241,750
183	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250	25,000

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	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	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	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	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	300
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	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	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	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	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	20,400
		<b>Total</b>			<b>115,500</b>
<b>FLOOR FINISHES</b>					

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	36,475
201	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	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	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	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	198,030
205	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130	5,720
206	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35	105,840
207	Marble walls to entry foyer	18	m2	550	9,900
208	Ceramic tiles to toilets	195	m2	240	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	70,295
<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	164,255
211	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105	8,085
212	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150	6,450
213	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65	5,785
214	Ceiling cornice (Item No. 201 and 202)	886	m	30	26,580
215	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40	1,120
<b>Total</b>					<b>212,275</b>
<b>FITTINGS AND FIXTURES</b>					

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	750
223	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50	450
224	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50	850
225	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50	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
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	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



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No.	Description	Quantity	Unit	Rate	Amount
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	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	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	6,650
245	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000	7,000
246	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300	3,300
247	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000	22,000
248	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320	4,480
249	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500	25,000
250	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500	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	67,500
252	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000	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

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No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	75,000
	<b>Total</b>				<b>75,000</b>
	<b>SPECIAL SERVICES</b>				
263	Test and commission voice and data point (Item No. 414 and Cosgrove report)	77	No	50	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 commission intruder security (Item No. 414 and Cosgrove report)		Sum		3,000
	<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	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

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
		<b>Total</b>			<b>173,300</b>

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**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE WORKS	375	m2	58	21,600
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	1,080
3	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,722
4	MARGIN		%	8	2,032
	<b>Total</b>				<b>\$27,000</b>

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**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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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**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
1	DRAINAGE	375	m2	40	15,000
2	EXTERNAL LIGHT & POWER	375	m2	8	3,000
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	900
4	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,268
5	MARGIN		%	8	1,693
	<b>Total</b>				<b>\$23,000</b>

**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
	<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>

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**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
1	REPAIR FIRE DAMAGE		Sum		259,690
2	EAST-SIDE FRONT CANOPY		Sum		10,254
3	BUILDING DEGRADATION		Sum		579,470
4	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	13,497
5	PRELIMINARY & GENERAL (Item No. 501)		%	12	103,549
6	SCAFFOLDING & ACCESS		Sum		INCL
7	MARGIN		%	8	<u>115,975</u>
					1,082,436
8	BUILDING CONSENT (Item No. 504)		%	1	5,412
9	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	108,785
10	PROFESSIONAL FEES (Item No. 503)		%	12	143,596
	<b>Total</b>				<b>\$1,340,000</b>



**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
<b>REPAIR FIRE DAMAGE</b>					
1	Prop underside of waffle slab with engineered temporary propping solution to allow safe demolition		Sum		22,000
2	Cut concrete 500mm back from perimeter, break and remove waffle slab in sections		Sum		24,600
3	Hydro demolish retained 500mm perimeter waffle slab to keep existing reinforcing to edge		Sum		23,250
4	Reconfigure propping with falsework and allow in situ construction of waffle slab		Sum		5,000
5	Drill and epoxy H10 starters at 300crs 700 long with 300 embedment to edge of proposed new topping slab	110	no	32	3,520
6	Drill and epoxy 4/H12 starters at edge beams for ribs, 700 long with 300 embedment	54	no	140	7,560
7	New 100 thick 25MPa topping slab including H10 reinforcing 300crs EW including soffit formwork	55	m2	220	12,100
8	New ribs 150 wide x 350 high 25MPa with H12/H16 man bars and H10 stirrups at 300crs including formwork	191	m	260	49,660
9	Replace two feature glazed steel joinery units with new (no allowance for fire rated system)		Sum		80,000
10	Replace three regular glazed steel joinery units with new (no allowance for fire rated system)		Sum		32,000
11	Coatings/finishes & light weight partitions included within main strengthening & repair estimate		Note		
		<b>Total</b>			<b>259,690</b>
<b>EAST-SIDE FRONT CANOPY</b>					
12	Carefully demolish curved concrete soffit allowing to retain reinforcing bars where possible		Sum		1,700
13	Working platform		Sum		1,500
14	Drill and epoxy 8 H12 L starter bars 500 deep into retained structure	8	no	85	680
15	Drill and epoxy H12 starter bars 200 deep into concrete frame structure at 400crs	9	no	32	288
16	250 thick curved slab with H12 at 200crs EW TB and HR10 C links at 200crs		Sum		3,186
17	Match architectural profile, membrane tanking and plaster finish		Sum		2,900
		<b>Total</b>			<b>10,254</b>
<b>BUILDING DEGRADATION</b>					
<u>Roofing</u>					
18	Allowance to remove and replace entire lightweight steel roof including flashing and rainwater goods (total area deducted by 100m2 as Provisional Quantity in original scope)	646	m2	250	161,500
<u>Flooring</u>					
19	Decontaminate, clean and seal concrete floors		Sum		56,370

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ADDITIONAL REPAIRS POST AUG 2017

No.	Description	Quantity	Unit	Rate	Amount
20	Extra for replacement over reinstatement of the 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	180	43,380
21	Extra for replacement over reinstatement of the 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	180	67,140
	<u>Ceilings</u>				
22	Decontaminate, clean and seal interior soffits and bulkheads		Sum		40,260
	<u>Doors</u>				
23	Extra value to treat timber doors + frames and make good. Assumed 80% of doors are deemed beyond repair and now need full replacement of a modern equivalent suite		Sum		131,300
	<u>Walls</u>				
24	Decontaminate, clean and seal walls and framework		Sum		40,340
25	Extra value to replace baseboards/skirtings	1,459	m	20	29,180
	<u>Mechanical Services</u>				
26	Assumed further cleaning and decontamination now required		Sum		10,000
		<b>Total</b>			<b>579,470</b>

# Appendix C

Option 1C: 100% NBS

Project : Cambridge 137 Limited  
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No.	Description	Quantity	Unit	Rate	Total
1	BUILDING WORKS	2,281	m2	6,630	15,124,000
2	EXTERNAL WORKS	375	m2	73	27,000
3	INFRASTRUCTURE SERVICES	375	m2	61	<u>23,000</u>
					15,174,000
4	BUILDING CONSENT (Item No. 504)		%	1	<u>76,000</u>
					15,250,000
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	<u>1,525,000</u>
					16,775,000
6	PROFESSIONAL FEES (Item No. 503)		%	12	<u>2,015,000</u>
					18,790,000
7	ESCALATION FROM AUG 2017 to AUG 2023		Sum		<u>7,700,000</u>
					26,490,000
8	ADDITIONAL REPAIRS POST AUG 2017		Sum		1,340,000
	<b>Total</b>				<b>\$27,830,000</b>

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE PREPARATION	2,281	m2	995	2,269,714
2	SUBSTRUCTURE	2,281	m2	723	1,650,160
3	FRAME	2,281	m2	556	1,268,008
4	STRUCTURAL WALLS	2,281	m2	982	2,239,891
5	UPPER FLOORS	2,281	m2	218	498,373
6	ROOF	2,281	m2	9	21,500
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136	310,471
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	87	197,560
9	STAIRS AND BALUSTRADES	2,281	m2	40	90,180
10	INTERIOR WALLS	2,281	m2	291	663,266
11	INTERIOR DOORS AND WINDOWS	2,281	m2	51	115,500
12	FLOOR FINISHES	2,281	m2	108	246,285
13	WALL FINISHES	2,281	m2	191	436,585
14	CEILING FINISHES	2,281	m2	93	212,275
15	FITTINGS AND FIXTURES	2,281	m2	31	70,000
16	SANITARY PLUMBING	2,281	m2	90	206,200
17	HEATING AND VENTILATION SERVICES	2,281	m2	40	90,500
18	FIRE SERVICES	2,281	m2	299	681,915
19	ELECTRICAL SERVICES	2,281	m2	180	410,150
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	33	75,000
21	SPECIAL SERVICES	2,281	m2	8	17,850
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	588,569
23	PRELIMINARY & GENERAL (Item No. 501)		%	12	1,483,194
24	SCAFFOLDING & ACCESS	2,281	m2	76	173,300
25	MARGIN		%	8	1,107,452
	<b>Total</b>				<b>\$15,124,000</b>

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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	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.		NOT		
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	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	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	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350	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	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150	1,350

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	600
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150	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	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	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	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	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	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	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	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	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	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

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	80,800
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	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	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	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	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	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	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	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	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	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	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	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	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	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	3,440



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
	<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	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8	13,640
55	Secondary steelwork (not detailed)	648	kg	8	5,184
56	Miscellaneous plates and cleats	972	kg	18	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	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	4,976
61	380 PFC lateral beams, primed	3,257	kg	8	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8	3,448
63	Secondary steelwork (not detailed)	431	kg	8	3,448
64	Miscellaneous plates and cleats	647	kg	18	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	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	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65	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	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85	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	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). 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	13,200
78	Extra over waterproof additive	15	m3	132	1,980

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	28	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	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	28	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320	22,440
		<b>Total</b>			<b>2,269,714</b>
<b>SUBSTRUCTURE</b>					
<u>Substructure Construction</u>					
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	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	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	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	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	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	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425	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	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	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	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	200,000

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	21,970
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	6	No	2,273	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	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150	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	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250	6,250

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
	<u>Roof</u>				
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330	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	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330	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	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	356,400
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	91	298,116
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	121	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	116,450
127	Add new 200 reinforced shotcrete skin walls to South Section (Option 1C Item No. c.)	605	m2	1,350	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	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	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	4	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	15,700
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1C Item No. d.)	423	m2	430	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	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	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	4	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	4	12,110

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	4	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	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	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	11,440
		<b>Total</b>			<b>2,239,891</b>
<b>UPPER FLOORS</b>					
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	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	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30	3,720
144	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	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	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - North Sections floor diaphragm (Provisional Quantity)	1,500	m	121	181,500
147	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	1,200	m	121	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	18,000
149	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350	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	21,960

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	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	8,600
156	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360	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	12,700
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	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	2,950
160	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250	5,000
161	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250	5,000
162	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250	130,000
163	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40	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	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	124,650
166	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500	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	36,000
168	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200	1,800

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	500
172	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55	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	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	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	11,880
176	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800	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	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	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	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	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	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	241,750

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
184	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250	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	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	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	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	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	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	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	30,000
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	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	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	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	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	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	20,400
<b>Total</b>					<b>115,500</b>
<b>FLOOR FINISHES</b>					



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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	36,475
202	Sheet vinyl with welded joints and covered 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	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	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	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	198,030
206	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130	5,720
207	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35	105,840
208	Marble walls to entry foyer	18	m2	550	9,900
209	Ceramic tiles to toilets	195	m2	240	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	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	164,255
212	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105	8,085
213	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150	6,450
214	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65	5,785
215	Ceiling cornice (Item No. 201 and 202)	886	m	30	26,580
216	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40	1,120
		<b>Total</b>			<b>212,275</b>
	<b>FITTINGS AND FIXTURES</b>				

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**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	750
224	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50	450
225	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50	850
226	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50	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
<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	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

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No.	Description	Quantity	Unit	Rate	Amount
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	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	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	6,650
246	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000	7,000
247	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300	3,300
248	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000	22,000
249	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320	4,480
250	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500	25,000
251	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500	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	67,500
253	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000	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

**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
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	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	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	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	75,000
	<b>Total</b>				<b>75,000</b>
	<b>SPECIAL SERVICES</b>				
264	Test and commission voice and data point (Item No. 414 and Cosgrove report)	77	No	50	3,850
265	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
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	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

Project : Cambridge 137 Limited  
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Cost Plan : OPT 1C: 100% NBS Rev: 2



**BUILDING WORKS**

No.	Description	Quantity	Unit	Rate	Amount
		<b>Total</b>			<b>173,300</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1C: 100% NBS Rev: 2



**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
1	SITE WORKS	375	m2	58	21,600
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	1,080
3	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,722
4	MARGIN		%	8	2,032
	<b>Total</b>				<b>\$27,000</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1C: 100% NBS Rev: 2



**EXTERNAL WORKS**

No.	Description	Quantity	Unit	Rate	Amount
<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	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	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 : Cambridge 137 Limited  
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 Cost Plan : OPT 1C: 100% NBS Rev: 2



**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
1	DRAINAGE	375	m2	40	15,000
2	EXTERNAL LIGHT & POWER	375	m2	8	3,000
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	900
4	PRELIMINARY & GENERAL (Item No. 501)		%	12	2,268
5	MARGIN		%	8	1,693
	<b>Total</b>				<b>\$23,000</b>



**INFRASTRUCTURE SERVICES**

No.	Description	Quantity	Unit	Rate	Amount
	<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>

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 Cost Plan : OPT 1C: 100% NBS Rev: 2



**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
1	REPAIR FIRE DAMAGE		Sum		259,690
2	EAST-SIDE FRONT CANOPY		Sum		10,254
3	BUILDING DEGRADATION		Sum		579,470
4	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5	13,497
5	PRELIMINARY & GENERAL (Item No. 501)		%	12	103,549
6	SCAFFOLDING & ACCESS		Sum		INCL
7	MARGIN		%	8	<u>115,975</u>
					1,082,436
8	BUILDING CONSENT (Item No. 504)		%	1	5,412
9	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10	108,785
10	PROFESSIONAL FEES (Item No. 503)		%	12	143,596
	<b>Total</b>				<b>\$1,340,000</b>

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 1C: 100% NBS Rev: 2



**ADDITIONAL REPAIRS POST AUG 2017**

No.	Description	Quantity	Unit	Rate	Amount
<b>REPAIR FIRE DAMAGE</b>					
1	Prop underside of waffle slab with engineered temporary propping solution to allow safe demolition		Sum		22,000
2	Cut concrete 500mm back from perimeter, break and remove waffle slab in sections		Sum		24,600
3	Hydro demolish retained 500mm perimeter waffle slab to keep existing reinforcing to edge		Sum		23,250
4	Reconfigure propping with falsework and allow in situ construction of waffle slab		Sum		5,000
5	Drill and epoxy H10 starters at 300crs 700 long with 300 embedment to edge of proposed new topping slab	110	no	32	3,520
6	Drill and epoxy 4/H12 starters at edge beams for ribs, 700 long with 300 embedment	54	no	140	7,560
7	New 100 thick 25MPa topping slab including H10 reinforcing 300crs EW including soffit formwork	55	m2	220	12,100
8	New ribs 150 wide x 350 high 25MPa with H12/H16 man bars and H10 stirrups at 300crs including formwork	191	m	260	49,660
9	Replace two feature glazed steel joinery units with new (no allowance for fire rated system)		Sum		80,000
10	Replace three regular glazed steel joinery units with new (no allowance for fire rated system)		Sum		32,000
11	Coatings/finishes & light weight partitions included within main strengthening & repair estimate		Note		
		<b>Total</b>			<b>259,690</b>
<b>EAST-SIDE FRONT CANOPY</b>					
12	Carefully demolish curved concrete soffit allowing to retain reinforcing bars where possible		Sum		1,700
13	Working platform		Sum		1,500
14	Drill and epoxy 8 H12 L starter bars 500 deep into retained structure	8	no	85	680
15	Drill and epoxy H12 starter bars 200 deep into concrete frame structure at 400crs	9	no	32	288
16	250 thick curved slab with H12 at 200crs EW TB and HR10 C links at 200crs		Sum		3,186
17	Match architectural profile, membrane tanking and plaster finish		Sum		2,900
		<b>Total</b>			<b>10,254</b>
<b>BUILDING DEGRADATION</b>					
<u>Roofing</u>					
18	Allowance to remove and replace entire lightweight steel roof including flashing and rainwater goods (total area deducted by 100m2 as Provisional Quantity in original scope)	646	m2	250	161,500
<u>Flooring</u>					
19	Decontaminate, clean and seal concrete floors		Sum		56,370

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 Cost Plan : OPT 1C: 100% NBS Rev: 2



ADDITIONAL REPAIRS POST AUG 2017

No.	Description	Quantity	Unit	Rate	Amount
20	Extra for replacement over reinstatement of the 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	180	43,380
21	Extra for replacement over reinstatement of the 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	180	67,140
	<u>Ceilings</u>				
22	Decontaminate, clean and seal interior soffits and bulkheads		Sum		40,260
	<u>Doors</u>				
23	Extra value to treat timber doors + frames and make good. Assumed 80% of doors are deemed beyond repair and now need full replacement of a modern equivalent suite		Sum		131,300
	<u>Walls</u>				
24	Decontaminate, clean and seal walls and framework		Sum		40,340
25	Extra value to replace baseboards/skirtings	1,459	m	20	29,180
	<u>Mechanical Services</u>				
26	Assumed further cleaning and decontamination now required		Sum		10,000
		<b>Total</b>			<b>579,470</b>

# Appendix D

## Option 2A: Façade Retention New Build

Project : Cambridge 137 Limited  
 Harley Chambers



Cost Plan : OPT 2A: Retained Historic Façade NB Rev: 2

PROJECT SUMMARY

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION		Sum		456,000
2	BUILDING WORKS (THREE LEVEL)	2,281	m2	3,300	7,527,000
3	EXTRA FOR RETAINED FACADE	760	m2	6,497	4,938,000
4	CREDIT FOR RETAINED FACADE	760	m2	-800	-608,000
5	EXTERNAL WORKS	375	m2	267	100,000
6	INFRASTRUCTURE SERVICES	375	m2	267	<u>100,000</u>
					12,513,000
7	BUILDING CONSENT		%	1	<u>62,000</u>
					12,575,000
8	CONSTRUCTION CONTINGENCY		%	5	<u>630,000</u>
					13,205,000
9	PROFESSIONAL FEES		%	12	<u>1,585,000</u>
					14,790,000
10	ESCALATION FROM AUG 2017 to AUG 2023		Sum		6,060,000
	<b>Total</b>				<b>\$20,850,000</b>

Project : Cambridge 137 Limited  
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Cost Plan : OPT 2A: Retained Historic Façade NB Rev: 2

**EXTRA FOR RETAINED FACADE**

No.	Description	Quantity	Unit	Rate	Amount
1	DEMOLITION	2,281	m2	117	266,800
<b>RETAINMENT WORKS</b>					
2	SITE PREPARATION	2,281	m2	603	1,374,756
3	SUBSTRUCTURE	2,281	m2	410	934,827
4	FRAME	2,281	m2	275	627,000
5	ROOF	2,281	m2	7	16,000
6	DESIGN DEVELOPMENT CONTINGENCY		%	10	295,000
7	PRELIMINARY & GENERAL		%	12	390,000
8	MARGIN		%	8	291,000
<b>CONNECTION WORKS</b>					
9	SUBSTRUCTURE	2,281	m2	7	15,000
10	FRAME	2,281	m2	61	139,000
11	DESIGN DEVELOPMENT CONTINGENCY		%	10	15,400
12	PRELIMINARY & GENERAL		%	12	20,300
13	MARGIN		%	8	15,700
<b>RESTORATION WORKS</b>					
14	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	83	189,700
15	WINDOWS AND EXTERIOR DOORS	2,281	m2	87	197,600
16	EXTERNAL WORKS	375	m2	45	16,800
17	DESIGN DEVELOPMENT CONTINGENCY		%	10	40,400
18	PRELIMINARY & GENERAL		%	12	53,300
19	MARGIN		%	8	39,300
	<b>Total</b>				<b>\$4,938,000</b>

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Cost Plan : OPT 2A: Retained Historic Façade NB Rev: 2

EXTRA FOR RETAINED FACADE

No.	Description	Quantity	Unit	Rate	Amount
<b>DEMOLITION</b>					
<u>Building demolition estimate received from Dormer Construction dated 30 May 2017</u>					
1	Main building demolition (Excluded)		Sum		
Extra for façade retention:					
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>
<b>SITE PREPARATION</b>					
6	Traffic controls and management (Email dd 08 Sep 2017 Item No. d.)		Sum		60,000
<u>Temporary steel frame, brace and supports to external façade (Email dd 08 Sep 2017 Item No. e., f. and j.)</u>					
7	250 UC steel columns primed	44,316	kg	8	354,528
8	250 UC steel beams, primed	15,662	kg	8	125,296
9	250 UC steel diagonal members, primed	24,624	kg	8	196,992
10	380 PFC steel walers members, primed	12,736	kg	8	101,888
11	Miscellaneous plates and cleats	9,734	kg	18	175,212
12	M20 bolts epoxied at each main connection to existing concrete columns	304	No	25	7,600
13	M20 bolts epoxied at 300 centres to existing concrete façade columns and beams, waler beneath each floor level	780	No	25	19,500
14	Paint to steelwork - part of overall health and safety (OHS)	1,681	m2	40	67,240
15	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		100,000
16	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
17	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	13,000
18	Cost allowance for demolition of affected beams and brick walls (Provisional Sum - Email dd 08 Sep Item No. i.)		Sum		5,000
<u>Exterior windows and doors</u>					
19	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	83,100
20	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	22,400
21	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	24,000



**Project :** Cambridge 137 Limited  
 Harley Chambers



**Cost Plan :** OPT 2A: Retained Historic Façade NB Rev: 2

**EXTRA FOR RETAINED FACADE**

No.	Description	Quantity	Unit	Rate	Amount
22	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	1,350
23	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	750
24	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	600
25	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Structex Item No. 405)	2	No	150	300
<b>Total</b>					<b>1,374,756</b>
<b>SUBSTRUCTURE</b>					
<u>Substructure Construction</u>					
26	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	25,800
27	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	8,400
28	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	37,400
29	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	8,900
30	Retain the basement wall directly beneath the basement at the original entry location and make good (Option 2A Item No. c)	7	m2	55	400
31	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.)	115	m	675	77,900
<u>Piling</u>					
32	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	36,344
33	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	24,000

**Project :** Cambridge 137 Limited  
Harley Chambers



**Cost Plan :** OPT 2A: Retained Historic Façade NB Rev: 2

**EXTRA FOR RETAINED FACADE**

No.	Description	Quantity	Unit	Rate	Amount
34	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
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. b.)	18	No	2,273	40,917
36	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	27,000
37	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
38	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	172,748
39	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	163,632
40	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	161,386
		<b>Total</b>			<b>934,827</b>
	<b>FRAME</b>				
41	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	7,120
42	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	675	m	132	89,100
43	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	819	m	91	74,529
44	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,620	m	132	213,840
45	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	237,886
46	Core drilling (Provisional Sum)		Sum		1,000
47	Supply and install RB25 rod	44	kg	4	176
48	Cementitious grout to concrete core holes	12	m	60	720
49	Apply post tensioning to RB25 rod		Sum		3,000
		<b>Total</b>			<b>627,000</b>

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Cost Plan : OPT 2A: Retained Historic Façade NB Rev: 2

**EXTRA FOR RETAINED FACADE**

No.	Description	Quantity	Unit	Rate	Amount
<b>ROOF</b>					
<u>Supplementary strengthening work to concrete canopy at main entry (Email dd 08 Sep 2017 Item No. q.)</u>					
50	Concrete cutting 50x50 chases into the soffit of the concrete at 300mm centres including chisel and grinding (North-South)	84	m	110	9,240
51	Supply and install H12 reinforcing bars	88	kg	4	352
52	Cementitious grout to concrete chase	84	m	80	6,720
<b>Total</b>					<b>16,000</b>
<b>SUBSTRUCTURE</b>					
53	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>					
54	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.)	760	m2	150	114,000
55	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	25,000
<b>Total</b>					<b>139,000</b>
<b>EXTERIOR WALLS AND EXTERIOR FINISH</b>					
56	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250	5,000
57	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250	5,000
58	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	290	m	250	72,500
59	Restore exterior plaster finish including features like reveals, negative details and the like (Email dd 08 Sep 2017 Item No. m.)	600	m2	100	60,000
60	Prepare and re-paint external façade (Email dd 08 Sep 2017 Item No. s.)	600	m2	55	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>					
61	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
62	Drill and epoxy H12 ties into each end face of the existing face, at 300 centres over the full height.	47	No	145	6,815
63	Provide 4-H12 vertical reinforcement bars (full height)	52	kg	4	208
64	Fill cut-out section with self compacting concrete	2	m3	450	900
65	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	3,290

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**Cost Plan :** OPT 2A: Retained Historic Façade NB Rev: 2

**EXTRA FOR RETAINED FACADE**

No.	Description	Quantity	Unit	Rate	Amount
66	Reinstate plaster finishes (Provisional Sum)		Sum		1,000
		<b>Total</b>			<b>189,700</b>
<b>WINDOWS AND EXTERIOR DOORS</b>					
67	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	124,650
68	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	32,000
69	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	36,000
70	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	1,800
71	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	1,500
72	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	1,000
73	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	500
74	Remove all door barrel bolts for easy egress and make good (Structex Item No. 405 and Cosgrove report)	2	No	55	110
		<b>Total</b>			<b>197,600</b>
<b>EXTERNAL WORKS</b>					
75	SITE WORKS	375	m2	45	16,800
		<b>Total</b>			<b>16,800</b>

# Appendix E

## Option 2B: New Build

Project : Cambridge 137 Limited  
 Harley Chambers  
 Cost Plan : OPT 2B: New Open Plan Office Rev: 2

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION		Sum		456,000
2	BUILDING WORKS (THREE LEVEL)	2,281	m2	3,300	7,527,000
3	EXTERNAL WORKS	375	m2	267	100,000
4	INFRASTRUCTURE SERVICES	375	m2	267	<u>100,000</u>
					8,183,000
5	BUILDING CONSENT		%	1	<u>41,000</u>
					8,224,000
6	CONSTRUCTION CONTINGENCY		%	5	<u>411,000</u>
					8,635,000
7	PROFESSIONAL FEES		%	12	<u>1,035,000</u>
					9,670,000
8	ESCALATION FROM AUG 2017 to AUG 2023		Sum		3,960,000
	<b>Total</b>				<b>\$13,630,000</b>

# Appendix F

## Supporting Documents

**Price Index asset types of capital goods (Base:  
September quarter 2022 = 1000) (Qrtly-  
Mar/Jun/Sep/Dec)**

**Non-Residential Buildings**

2017Q1	739
2017Q2	747
2017Q3	755 A
2017Q4	765
2018Q1	771
2018Q2	780
2018Q3	790
2018Q4	799
2019Q1	807
2019Q2	813
2019Q3	831
2019Q4	843
2020Q1	849
2020Q2	850
2020Q3	851
2020Q4	859
2021Q1	862
2021Q2	889
2021Q3	905
2021Q4	925
2022Q1	951
2022Q2	985
2022Q3	1000
2022Q4	1018
2023Q1	1037
2023Q2	1052
2023Q3 - NZIER	1064 B
<b>Difference</b>	<b>309</b> C = B-A
Percentage to add =	41% D = C/A

Table reference:  
CEP011AA

Last updated:  
17 August 2023 10:45am

Source: Statistics New Zealand  
Contact: Information Centre  
Telephone: 0508 525 525  
[Email:info@stats.govt.nz](mailto:info@stats.govt.nz)



Approximate Façade Calculations

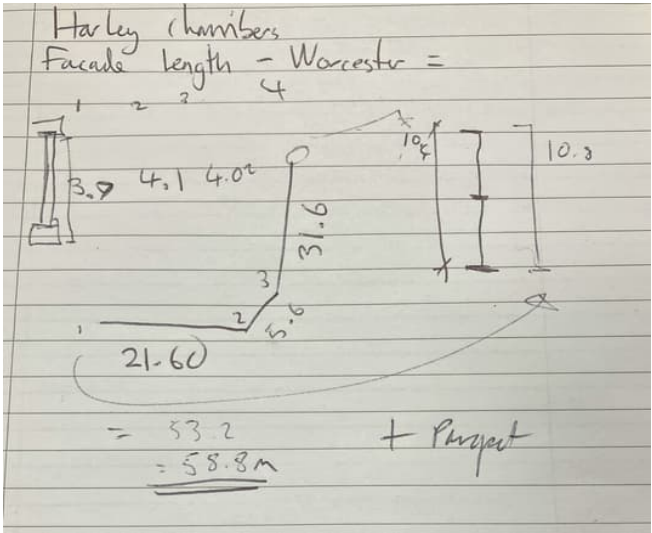
Location	Length	UoM
Worcester1-2	21.60 m	
Worcester/Cambridge 2-3	5.60 m	
Cambridge 3-4	31.60 m	
	58.80 m	

Location	Height	UoM	Note
Worcester 1	3.70 m		Paving to underside of protruding feature
Worcester 2	4.10 m		Paving to underside of protruding feature
Cambridge 3	4.02 m		Paving to underside of protruding feature
Cambridge 4	10.30 m		Paving to underside of <u>parapet</u>

Parapet unable to be measured safely. Assumed average parapet height including ground variance:  
2.62 m

	L	H	AREA
Façade area	58.80 x	12.92	760 m <sup>2</sup>



**Façade Retention R + A calculation check**

<b>Scope</b>	<b>R + A</b>	<b>Adjusted</b>	<b>Adjustment Notes</b>
Demolition Works	267,000.00	267,000.00	
Retainment Works	3,929,000.00	3,929,000.00	
Connection Works	217,000.00	217,000.00	
Restoration Works	<u>537,000.00</u>	<u>537,000.00</u>	
<i>Subtotal</i>	4,950,000.00	4,950,000.00	
Credit façade	- 656,000.00	- 608,000.00	New area of 760m2 @ \$800/m2
<i>Subtotal</i>	4,294,000.00	4,342,000.00	
Building Consent	21,500.00	21,700.00	
Construction Contingency	215,800.00	218,200.00	
Professional Fees	<u>543,800.00</u>	<u>549,800.00</u>	
<i>Subtotal</i>	5,075,100.00	5,131,700.00	
Rounding	<u>900.00</u>	<u>300.00</u>	
<b>Total</b>	5,076,000.00	5,132,000.00	
R+A Escalation Allowance	26.60% <u>1,350,165.00</u>	<u>1,365,060.00</u>	
	6,426,165.00	6,497,060.00	
		<u><b>70,895.00</b></u>	Difference