

**BEFORE THE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

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

IN THE MATTER OF Resource Management Act 1991

AND

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

**JOINT WITNESS CONFERENCING STATEMENT OF QUANTITY SURVEYORS BLUE COTTAGE
(325 MONTREAL STREET)**

29 April 2024

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topic of quantity surveying, in respect of estimating the costs of repairs of the Blue Cottage (325 Montreal Street).
2. The expert conferencing was held in April 2024, including via an in-person session on 29 April 2024.
3. Attendees at the conference were:
 - (a) Gavin Stanley, quantity surveying expert for Christchurch City Council. Mr Stanley is the author of evidence dated 11 August 2023 and rebuttal evidence dated 9 October 2023; and
 - (b) Tom Chatterton, quantity surveying expert for Carter Group Limited. Mr Chatterton is the author of evidence dated 20 September 2023.
4. Appendices attached are as follows:
 - 4.1 Appendix 1 – Joint Statement
 - (a) Appendix 1A – Mr Chatterton's agreed adjustments
 - (b) Appendix 1/B – Mr Stanley's agreed adjustments
 - 4.2 Appendix 2 – Gavin Stanley's Expert Witness Reports/Review
 - (a) Review notes
 - (b) Appendix A – Estimate – Stanley Scope – Dated 15 April 2024
 - (c) Appendix B – Estimate – Chatterton Scope – Received 23 April 2024
 - (d) Appendix C – Schedule of comparisons Stanley Scope/Chatterton Scope
 - (e) Appendix D – Schedule of amendments to Chatterton Scope
 - (f) Appendix E – Schedule of amendments, risk to Chatterton scope
 - 4.3 Appendix 2 – Tom Chatterton Expert Witness Reports/Review

CODE OF CONDUCT

5. This joint statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.
6. We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it.

PURPOSE AND SCOPE OF CONFERENCING

7. The purpose of conferencing was to address the Panel's request at the hearing on 16 April 2024 that conferencing be undertaken in respect of estimates for the repair of the Blue Cottage.

8. Mr Stanley and Mr Chatterton had prepared estimates that were based on different scopes of works and presented those estimates in their evidence. The Panel has subsequently asked that Mr Stanley prepare an estimate based on the scope of works relied on by Mr Chatterton, and vice versa.
9. A copy of this joint witness statement is being provided to the expert planning witnesses for the Council and Carter Group Limited, to inform their own expert witness conferencing.

UPDATED ESTIMATES PRIOR TO EXCHANGE OF SCOPES OF WORKS

10. Mr Stanley prepared the cost estimate attached as **Appendix 2/A**. This is an update to the estimate attached to Mr Stanley' evidence in chief, which is updated to reflect the site visit he attended on 8 April 2024 and subsequent discussions with Tim Holmes (HeritageWorks – Conservation Architect), as well as to account for a residential use. The specific changes are the following
 - (a) Deep commercial clean by a specialist, originally the building did not require this
 - (b) Stripping back all lead-based paint to bare timber/brickwork (worst case scenario), originally rubdown and redecorate
 - (c) Replacement of all steel roofing, originally only limited repairs and redecoration were allowed
 - (d) Replacement of all rainwater goods, originally only partial replacement allowed of downpipes
 - (e) Increase of allowances for the replacement/repair of basalt stone foundation
 - (f) Replacement for 2 No external doors and 1 No window, Originally none allowed for
 - (g) Increase of allowances for replacement of the electrics
 - (h) Increased allowances for easing and adjusting doors and windows
 - (i) Increased allowance for replacement of 60% glass
 - (j) Allowance for the replacement of 15% of floorboarding where none originally allowed
 - (k) Revised amount of plaster repairs to walls and ceilings
 - (l) Allowance for new floor finishes throughout, originally only bathroom to have floor finish replaced
 - (m) Allowance for fibre connection, originally no allowance made
 - (n) Replacement of all sanitary wear and tap wear, originally only replacement was to the bathroom
 - (o) Making good original kitchen units, originally no need to make good
 - (p) Increase general allowances for framing repairs
 - (q) Removal of spoil to Gloucester elevation
 - (r) Allowance for landscaping and fencing
 - (s) Jetting and remedial works to drainage
 - (t) Increased contract period to 26 weeks due to additional works required, original allowance was for 12 weeks

Adjustments to include items to meet minimum requirements of the Healthy Homes Standard

- (u) Heating standard (1 No heat pump to added)

- (v) Insulation standard (Allowance for floor insulation (R1.3) , although not required if insufficient access. Note ceiling insulation had been allowed previously)
- (w) Ventilation standard (3 No extractor fans allowed)
- (x) Moisture ingress and drainage standard (Polyethylene sheet allowed, although not required if insufficient access)
- (y) Draught stopping standard (Draft stripping to doors allowed)
- (z) Fire alarms (Allowance for 4 No long life battery smoke detectors)

11. Mr Chatterton had updated his cost estimate evidence **Appendix 3** prior to the hearings, the update incorporate additional information as follows:

- (a) Measurements of the GFA, Roof plan and external wall area in line with Mr Stanley's measurement
- (b) Update for the requirement for lead based paint removal, following additional information

EXCHANGE OF SCOPES OF WORKS

- 12. Mr Stanley and Mr Chatterton provided evidence on behalf of their respective parties as quantity surveying experts with respect to the estimated costs of making good Blue Cottage
- 13. Mr Chatterton's costs estimate was based on the scope of works provided by Mr Hill of Wilson & Hill Architects. Mr Stanley's costs estimate was based on the scope of works provided by Jackie Gilles and Tim Holmes Conservation Architects.

ESTIMATES PREPARED AND COMMENTARY

- 14. Mr Stanley prepared a further estimate, based on the scope of works provided by Mr Chatterton. That estimate is for a total of \$999,810.81, compared to Mr Chatterton's estimate for the same scope of works of \$1,397,832.31. Mr Stanley's estimate is attached as **Appendix 2/D**.
- 15. Mr Chatterton prepared a further estimate, based on the scope of works provided by Mr Stanley. That estimate is for a total of \$861,151.00, compared to Mr Stanley's estimate for the same scope of works of \$586,259.00. That is attached as **Appendix 1/A**.

COMMENTARY

- 16. The experts agree that the purpose of this conferencing is not to agree or otherwise what should be included in or excluded from the scope of works, which each of the experts agree is better left to other expert witnesses. However, the experts have set out their position on the different allowances

made for 'on costs' (i.e. P&G, heritage related premiums, margins, contingencies and other development costs).

17. Differences applied by Mr Chatterton based on the Stanley Scope estimate dated 17 April 2024 are identified in **Appendix 1/A**. The result of agreed items adjusts the overall estimate to \$585,429.00, a reduction of \$830.00 although there is a disputed increased in the sum of \$275,722.00 which has not been adjusted.
18. Differences applied by Mr Stanley based on the Chatterton Scope estimate dated 22 April 2024 are identified in **Appendix 1/B** which also included commentary. The result of agreed items adjusts the overall estimate to \$1,283,474.20, a reduction of \$114,358.11 although there is a disputed decrease in the sum of \$283,663.39 which has not been adjusted.
19. Both Mr Chatterton and Mr Stanley agree to disagree on the elements of risk included within each other's estimates which is of significant value. It will not be possible for agreement to be reached unless the items under dispute are thoroughly investigated by the relevant experts.
20. Summary of reviews

	STANLEY SCOPE Appendix 1/A	CHATTERTON SCOPE Appendix 1/B
ORIGINAL ESTIMATE	586,259.00	1,397,832.31
AGREED ADJUSTMENT	-830.00	-114,358.11
ORIGINAL INCLUDING AGREED	585,429.00	1,283,474.20
DISPUTED	275,722.00	-283,663.39
ORIGINAL INCLUDING DISPUTES	861,151.00	999,810.81

Date: 29 April 2024



Gavin Stanley



Tom Chatterton

**CHRISTCHURCH CITY COUNCIL
PLAN CHANGE 14
HERITAGE
BLUE COTTAGE (325 MONTREAL STREET)
EXPERT WITNESS REPORTS/REVIEW
JOINT STATEMENT
APPENDIX 1**

Dated 29.04.24

Mr Chatterton's Estimate of Mr Stanley's Scope

Appendix 1a - Joint Witness Statement

Estimate Clarifications

Appendix 1a - joint Witness Statement

Dated 29.04.24

Mr Chatterton's Estimate of Mr Stanley's Scope

Appendix 1a - Joint Witness Statement

Estimate Clarifications

Hypothetically accepting the scope of works that Mr Stanley's estimate relies on, I agree with a proportion of the rates and measures provided considering the lower quality of fixtures and fittings contained within the estimate, however I have the following comments and reservations in Mr Stanley's Estimate:

(a) Risk allowances for structural requirements is in my opinion low for a building of this age, current state, design stage and levels of unknown.

(b) Margin is in line with the industry standard, which in my opinion is low due to the unappealing nature of the project to the market.

(c) Contingencies is in my opinion low for a building of this age, current state, design stage and levels of unknown.

There are as noted above several issues with Mr Stanley's rates, however a reasonable proportion of the differences lie in the amount of risk that has been accounted for in the rates, heritage approvals and contingencies

The Difference in Risk and On Costs on this scope of works is \$235,962.21

The overall effect of my changes listed above and calculated as shown in the Appendices is that overall an increase from \$586,259 to \$861,151 an increase of \$274,892.00. Since Expert conferencing on the 29th April 2024 this difference has changed to \$275,722.00

Code	Description	Quantity	Unit	Rate	Total
EXTERNAL					
Joint Witness					
A01	GENERAL EXTERNAL				127,365.00
A02	ELEVATION - NORTH EAST			4,420.00	
A03	ELEVATION - NORTH WEST			1,290.00	
A04	ELEVATION - SOUTH WEST			4,320.00	
A05	ELEVATION - SOUTH EAST			1,680.00	
INTERNAL					
B01	GENERAL INTERNAL				153,812.00
B02	SPACE G1				Included
B03	SPACE G2				Included
B04	SPACE G3 (HALLWAY)				Included
B05	SPACE G4				Included
B06	SPACE G5				Included
B07	SPACE G6 (TOILET)			3,920.00	
B08	SPACE G7 (BATHROOM)			8,420.00	
B09	SPACE G8			500.00	
B10	SPACE G9 (KITCHEN)			4,900.00	
B11	SPACE G10			100.00	
B12	SPACE G11 (ENTRY)			2,160.00	
B13	SPACE G12 (ATTIC)			10,000.00	
B14	SPACE G13 (EXTERNAL STORE)			2,000.00	
	SUBTOTAL				324,887.00
E25	PRELIMINARY & GENERAL				85,472.00
SUBTOTAL					
E26	MARGIN	8	%		32,900.00
	SUBTOTAL				443,259.00
E27	CONTRACT CONTINGENCIES	15	%		66,500.00
SUBTOTAL					
E28	OTHER DEVELOPMENT COSTS	15	%		509,759.00
	TOTAL ANTICIPATED CONSTRUCTION COST (EXCLUDES GST)				586,259.00
Code	Description	Quantity	Unit	Rate	Total
A01	GENERAL EXTERNAL				
	<u>Site preparation</u>				
A01.1	Allow for removal of all temporary coverings to existing windows and doors	1	Item	260.00	260.00
	<u>Roof</u>				
A01.2	Replacement of existing corrugated metal roof including valley gutter.	191	m2	170.00	32,470.00
A01.3	Allowance for new gutter including all fittings (Metalcraft Colonial Quad Gutter)	37	m	70.00	2,590.00
A01.4	Allowance for new downpipes including all fittings (Metalcraft round downpipe)	19	m	110.00	2,090.00
A01.5	Allowance to strip existing paint and allow full re-decoration of all barge-boards with soffits	45	m	67.00	3,015.00
	<u>Substructure</u>				
A01.6	Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum	1	Sum	10,000.00	10,000.00
	<u>Exterior walls and exterior finish</u>				
A01.7	Allowance for general borer treatment - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.8	Allowance of 25% replacement of weatherboard including decoration	38	m2	270.00	10,260.00
A01.9	Allowance to strip existing paint and allow full re-decoration of all remaining external joinery	114	m2	255.00	29,070.00
A01.10	Replace element of framing if required - Provisional Sum	1	Sum	2,000.00	2,000.00
	<u>Windows and exterior doors</u>				
	Windows				
A01.11	Carefully remove existing timber window and replace with new and decorate upon completion - G9	1	Item	2,200.00	2,200.00

RLB Update of Rhodes Estimate		Mr Stanley agreement	Updated
194,685.00			127,365.00
3,800.00			4,420.00
1,290.00			1,290.00
4,880.00			4,320.00
1,680.00			1,680.00
187,882.00			154,162.00
Included		Included	
Included		Included	
Included		Included	
Included		Included	
Included		Included	
3,010.00			3,010.00
8,450.00			8,450.00
500.00			500.00
4,900.00			4,900.00
100.00			100.00
3,240.00			2,160.00
10,000.00			10,000.00
2,000.00			2,000.00
426,417.00			324,357.00
105,434.21	P&G 13% as per industry standards plus a heritage works premium for approval periods and time premiums. TC allowance 25% GS allowance 26%	Disagree	85,472.00
531,851.21			409,829.00
10 % 53,200.00	10% margin due to undesirable project	Disagree %	32,800.00
585,051.21			442,629.00
28 % 163,800.00	Contingencies to incude heritage and unknowns, and scope yet to be identified	Disagree %	66,400.00
748,851.21			509,029.00
15 % 112,300.00		15 %	76,400.00
861,151.00			585,429.00
\$ 260.00		\$	260.00
		\$	-
\$ 32,470.00		\$	32,470.00
\$ 3,700.00	37m2 @\$100/m based on industry rates	Disagree	\$ 2,590.00
\$ 3,800.00	19m2 @\$200/m based on industry rates	Disagree	\$ 2,090.00
\$ 5,400.00	45m @ \$120/m based on industry rates	Disagree	\$ 3,015.00
\$ 10,000.00		\$	-
		\$	10,000.00
\$ 2,000.00		\$	-
		\$	2,000.00
\$ 10,260.00	Risk allowance too low, but left as is for scope comm		\$ 10,260.00
\$ 29,070.00			\$ 29,070.00
\$ 20,000.00	Risk allowance required higher than \$2K	Disagree	\$ 2,000.00
		\$	-
		\$	-
\$ 2,200.00		\$	2,200.00

A01.12	Ease and adjust all windows, including stripping paint and redecoration of windows, frames and architrave (8 No)	1 Item	8,680.00	8,680.00
A01.13	Allowance for refurbishment of sash cords and running gear	5 N	590.00	2,950.00
A01.14	Allowance for 60% replacement damaged glass - Provisional Sum	1 Sum	1,600.00	1,600.00
A01.15	Replace missing transom - G4	1 Item	320.00	320.00
A01.16	Allowance for draft proofing to windows (Healthy Homes requirement) <u>External Doors</u>			Excluded
A01.17	Allowance for replacement of front door	1 Item	2,000.00	2,000.00
A01.18	Allowance for replacement of outside store door	1	1,000.00	1,000.00
A01.19	Allowance for the replacement of door sill repair of door, strip paint and redecorate - G11	1 Item	1,240.00	1,240.00
A01.20	Allowance for draft proofing to doors (Healthy Homes requirement) <u>Drainage</u>	2 Nr	110.00	220.00
A01.21	Allowance for CCTV survey and jetting/cleaning out drainage	1 Item	1,200.00	1,200.00
A01.22	Allowance for replacement of any damaged drainage - Provisional Sum <u>External works</u>	1 Sum	2,000.00	2,000.00
A01.23	Remove tree to north east corner - Provisional Sum	1 Sum	5,000.00	5,000.00
A01.24	General landscaping - Provisional Sum	1	2,000.00	2,000.00
A01.25	Replacement of road side fencing to Gloucester Street	1 Item	3,200.00	3,200.00
A02 ELEVATION - NORTH EAST				
<u>Window</u>				
A02.1	Remove aluminium cover sill and replace with new timber sill - assumed rotten <u>Exterior walls and exterior finish</u>	1 Item	620.00	620.00
A02.2	Remove plant on timber to corner post and allow for replacement <u>External works</u>	1 Item	1,290.00	1,290.00
A02.3	Allow for the removal of the existing ramp, replace with timber step and make good area disturbed	1 Item	2,510.00	2,510.00
A02.4	Missing veranda not required to be reinstated	1 Item	Excluded	Excluded
A03 ELEVATION - NORTH WEST				
<u>Window</u>				
A03.1	Carry out repairs to rotten section <u>Exterior walls and exterior finish</u>	1 Item	670.00	670.00
A03.2	Remove and carry out new timber splice repair to wall post	1 Item	620.00	620.00
A04 ELEVATION - SOUTH WEST				
<u>Roof</u>				
A04.1	Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum <u>Exterior walls and exterior finish</u>	1 Sum	3,600.00	3,600.00
A04.2	Allow for the removal of exposed service pipework and make good penetrations	1 Item	720.00	720.00
A05 ELEVATION - SOUTH EAST				
<u>Substructure</u>				
A05.1	Remove spoil and vegetation to expose foundation stone <u>Exterior walls and exterior finish</u>	1 Item	1,040.00	1,040.00

\$ 8,680.00		\$ 8,680.00
\$ 2,950.00		\$ 2,950.00
\$ 2,235.00	60% of 14.9m2 @ \$250/m2 based on industry rates	Disagree \$ 1,600.00
\$ 500.00		\$ 320.00
		Excluded
		\$ -
\$ 2,000.00		\$ 2,000.00
\$ 1,500.00		\$ -
\$ 1,240.00		\$ 1,000.00
		\$ -
\$ 220.00		\$ 1,240.00
		\$ 220.00
\$ 1,200.00		\$ -
\$ 15,000.00	Repair allowance unknown Risk item of \$15,000 to be appropriate.	Disagree \$ 1,200.00
		\$ -
\$ 5,000.00		\$ 5,000.00
\$ 31,800.00	212m2 at \$150/m2 allowance	Disagree \$ 2,000.00
\$ 3,200.00		\$ 3,200.00
		\$ -
		\$ -
		\$ -
\$ -		\$ 620.00
		\$ -
\$ 1,290.00		\$ 1,290.00
		\$ -
\$ 2,510.00		\$ 2,510.00
		\$ -
		\$ -
\$ 670.00	Scope unknown further risk allowance should be applied but left to align with GS Scope	\$ 670.00
\$ 620.00		\$ -
		\$ 620.00
		\$ -
		\$ -
\$ 3,600.00		\$ -
		\$ 3,600.00
		\$ -
\$ 1,280.00	2 guys 2 days allowance	Disagree \$ -
		\$ 720.00
		\$ -
		\$ -
\$ 1,040.00		\$ -
		\$ 1,040.00
		\$ -

A05.2	Remove and carry out new timber splice repair to wall post	1 Item	640.00	640.00
B01	GENERAL INTERNAL			
	<u>Site preparation</u>			
B01.1	Allowance for a heavy clean of all surfaces by specialist contractor - Provisional Sum	1 Sum	30,000.00	30,000.00
B01.2	Allowance for the removal and disposal of all loose material and flooring (excludes floor boards)	1 Item		Included
B01.3	Allowance for the removal of non-building related heritage items and pin boards and the like	1 Item	360.00	360.00
	<u>Substructure</u>			
B01.4	Allow for the installation of a black polythene moisture barrier to underside of timber floor (Healthy Homes requirement if possible)	135 m2	23.00	3,105.00
	<u>Upper floors</u>			
B01.5	Allowance to strip existing floor boards and dispose off site, replace with new - Provisional	21 m2	260.00	5,460.00
	Quantity 15% of GFA			
B01.6	Allowance for the replacement of floor joists	1 Sum	1,000.00 as required -	1,000.00
B01.7	Allow for R 1.3 insulation to underside of floor (Healthy Homes requirement if possible)	135 m2	31.00	4,185.00
	<u>Interior walls</u>			
B01.8	Replace element of framing if required - Provisional Sum	1 Sum	1,000.00	1,000.00
	<u>Interior doors</u>			
B01.9	Ease and adjust all doors, including stripping paint and redecoration of doors, frames and architrave	10 No	1,280.00	12,800.00
B01.10	Allowance for general repairs to doors and rehanging where necessary - Provisional Sum	1 Sum	2,500.00	2,500.00
B01.11	Strip paint from glazed panels - G7	1 Item	290.00	290.00
B01.12	Ease and adjust cabinet doors including stripping existing paint and re-decorate	5 N	470.00	2,350.00
	<u>Wall finishes</u>			
B01.13	Make good damaged plaster as required (based on 10% wall area) - Provisional Sum	1 Sum	5,920.00	5,920.00
B01.14	Redecorate plaster walls	296 m2	30.00	8,880.00
B01.15	Allow for stripping existing paint and re-decorate timber walls	43 m2	255.00	10,965.00
B01.16	Allow for stripping existing paint and re-decorate brickwork	13 m2	255.00	3,315.00
B01.17	Allow for stripping existing paint and re-decorate picture rails	39 m	34.00	1,326.00
B01.18	Allow for stripping existing paint and re-decorate skirtings	130 m	34.00	4,420.00
	<u>Ceiling finishes</u>			
B01.19	Make good damaged plaster as required (based on 10% ceiling area) - Provisional Sum	1 Sum	2,816.00	2,816.00
B01.20	Redecorate ceilings	128 m2	30.00	3,840.00
B01.21	Allow for R 3.3 insulation to ceiling (Healthy Homes requirement if possible)	135 m2	22.00	2,970.00
	<u>Floor finishes</u>			
B01.22	Allowance for new carpet on underlay	105 m2	90.00	9,450.00
B01.23	Allowance for new vinyl	18 m2	80.00	1,440.00
B01.24	Extra value for waterproofing in wet areas	5 m2	50.00	250.00
	<u>Sanitary plumbing</u>			
B01.25	Allowance for remedial work to existing pipework - Provisional Sum	1 Sum	1,000.00	1,000.00
	<u>Heating and ventilation services</u>			
B01.26	Allow for heat pump including all associated builders works to living room (Healthy Homes requirement)	1 No	3,500.00	3,500.00
B01.27	Allow for mechanical extract ventilation including all associated builders works to kitchen, bathroom and toilet (Healthy Homes requirement)	3 No	750.00	2,250.00
	<u>Fire services</u>			

\$	640.00		\$	640.00	
			\$	-	
			\$	-	
			\$	-	
\$	30,000.00		\$	30,000.00	
			\$	-	
\$	1,040.00	Scope unknown. I have allowed 2 days for 2 people as labour	Disagree	\$	360.00
			\$	-	
\$	3,105.00		\$	3,105.00	
\$	5,460.00		\$	5,460.00	
\$	13,600.00	Risk allowance too low allowance of \$100/m2 of the GFA	Disagree	\$	1,000.00
\$	4,185.00		\$	4,185.00	
			\$	-	
			\$	-	
\$	20,000.00	Risk allowance too low, applied unknown risk allowance from TC Estimate	Disagree	\$	1,000.00
\$	12,800.00		\$	-	
			\$	12,800.00	
\$	2,500.00		\$	2,500.00	
\$	290.00	Unknown scope	\$	290.00	
\$	2,350.00		\$	2,350.00	
			\$	-	
\$	5,920.00	10% is too low, but kept to keep same scope	\$	5,920.00	
\$	8,880.00	Area to be reviewed	\$	8,880.00	
\$	10,965.00		\$	10,965.00	
\$	3,315.00		\$	3,315.00	
\$	1,326.00		\$	1,326.00	
\$	4,420.00		\$	4,420.00	
			\$	-	
\$	2,816.00	10% is too low, but kept to keep same scope	\$	2,816.00	
\$	3,840.00		\$	3,840.00	
\$	4,050.00	\$30/m2 to be used for this insulation	Disagree	\$	2,970.00
			\$	-	
\$	9,450.00		\$	9,450.00	
\$	1,800.00	18m2 at \$100/m2	Disagree	\$	1,440.00
\$	600.00	5m2 at \$120/m2	Agree	\$	600.00
			\$	-	
\$	1,000.00	Risk level too low, but left to be in line with GS Scope	Disagree	\$	1,000.00
			\$	-	
\$	3,500.00	Allowance includes indoor and outdoor unit incl slab to fix to.	Disagree	\$	3,500.00
\$	2,250.00		\$	2,250.00	
			\$	-	

B12.2	Replace missing panel and base to wall storage unit	1 Item	360.00	360.00
	<u>Sanitary plumbing</u>			
B12.3	Allow for the replacement of laundry unit, sink and tap wear	1 Item	800.00	800.00
B13	SPACE G12 (ATTIC)			
	<u>Note</u>			
B13.1	Unable to gain access, allowance for treatment of mold and repairs as necessary - Provisional Sum	1 Sum	10,000.00	10,000.00
B14	SPACE G13 (EXTERNAL STORE)			
	<u>Note</u>			
B14.1	Unable to gain access, allowance for general repairs as may necessary - Provisional Sum	1 Sum	2,000.00	2,000.00
E25	PRELIMINARY & GENERAL			
E25.1	Main Contractors on site preliminaries and general - 26 weeks contract - Provisional Sum	1 Sum	68,000.00	68,000.00
E25.2	External scaffolding - erect and dismantle	164	25.00	4,100.00
E25.3	External scaffolding - rental for 16 weeks	164	48.00	7,872.00
E25.4	Internal mobile scaffolds	1 Item	500.00	500.00
E25.5	Temporary protection to existing structure - Provisional Sum	1 Sum	5,000.00	5,000.00
			85,472.00	

\$	360.00		\$	360.00
			\$	-
\$	800.00	Unknown brand and type?	\$	800.00
			\$	-
			\$	-
			\$	-
\$	10,000.00	Risk allowance too low, but left as is.	\$	10,000.00
			\$	-
			\$	-
			\$	-
\$	2,000.00	Risk allowance too low	\$	2,000.00
			\$	-
			\$	-
\$	105,434.21	13% plus \$50K for heritage time related costs	\$	68,000.00
Incl			\$	4,100.00
Incl			\$	7,872.00
Incl			\$	500.00
Incl			\$	5,000.00

Dated 29 April 2025

Mr Stanleys Estimate of Mr Chatterton's Scope incorporating agreed reductions

APPENDIX 1B - JOINT WITNESS STATEMENT

Estimate Clarifications

Hypothetically accepting the scope of works that Mr Chatterton's estimate relies on, I agree with a proportion of the rates and measures provided considering the higher quality of fixtures and fittings contained within the estimate, however I have the following comments and reservations in Mr Chatterton's Estimate:

Additional time for Heritage approvals (extract from Appendix 2)

Allowance applied is \$50,000, I have consulted with Tim Holmes (HeritageWorks - Conservation Architect) on this item and due to the extensive amount of replacement and the basic construction of relatively small building, heritage approvals would be minimal and accounted during the Consenting process not as an addition item here.

Margin

A margin has been applied of 10% and as per my comments within my 'Rebuttal evidence', I am currently seeing margins ranging from between 7.5% and 8%, I would have applied 8% which is fair and reasonable given the current market.

Construction Contingency

A construction contingency has been applied of 15% and as per my comments within my 'Rebuttal evidence', due to the extensive amount of replacement, the basic construction of relatively small building and the amount of risk built into rates the contingency allowance is too high, a lower construction contingency of 10% would have been reasonable.

Heritage Works Contingency 5% (extract from Appendix 2)

A heritage works contingency has been applied of 5% and as per my comments within my 'Rebuttal evidence', due to the extensive amount of replacement, the basic construction of relatively small building and the amount of risk built into rates no additional contingency allowance would be required.

Summary

Mr Chatterton's estimate is based upon a worst-case scenario. In my opinion a considerable amount of risk has been allowed within his estimate for works to be completed.

A good proportion of works under this scope of works would now be classed as full replacement leaving a greatly reduced proportion of the existing fabric on which risk could be attributed thus greatly reducing the risk profile of the building and its setting.

The high amount of risk allowed within the rates is further compounded by the addition of a high Construction Contingency and a Heritage Works Contingency which increases the already high risk allowances substantially.

I had attempted to separate the main items to show the impact of the risk allowances within Mr Chatterton's estimate as **Appendix 2/E** which indicates a proposed reduction to the risk elements of \$176,221.39. I would confirm that in my opinion I had still allowed a comfortable element of risk within my original evaluation of Mr Chatterton's estimate.

For the joint statement regarding Mr Chatterton's estimate, there was an agreed deduction from the original \$1,397,832.31 by \$114,358.11 reducing the estimate to \$1,238,474.20.

Please note that the above figure does not take into account disputed unadjusted potential reductions of \$283,663.39 which includes the \$176,221.39 of attributed to risk.

HIN 390 - FORMER DWELLING AND SETTING - 325 MONTREAL STREET -
SCHEDULE OF AMENDMENTS - APPENDIX 1/B

TOM CHATTERTON - 22/04/2024		
GFA	136	m2

Ref	Description	Qty	Unit	Rate \$	Total Cost \$
SP Site Preparation					
1	Reduce levels around the building to expose sub floor vents	300	m²	30.00	9,000.00
88	Clear site of debris and hazardous material	136	m²	50.00	6,800.00
2	Remove existing ramps to front door and make good, ready to reinstate stone steps	1	Item	1,500.00	1,500.00
84	Tree arborist	1	Item	6,000.00	6,000.00
7	Remove existing T&G floor boards and carefully store for reuse.	136	m²	20.00	2,720.00
18	Remove existing roofing iron,	191	m²	30.00	5,730.00
37	Strip existing wall linings	449	m²	20.00	8,980.00
79	Miscellaneous make good items	136	m²	50.00	6,800.00
SP - Site Preparation			\$/m2	349	47,530.00
SB Substructure					
3	Relevel foundations	136	m²	300.00	40,800.00
4	Replace foundation stones to the east and north facades	136	m²	50.00	6,800.00
5	0.25 thick polythene to ground beneath the house	136	m²	5.00	680.00
6	R1.3 Insulation to underside of house.	136	m²	30.00	4,080.00
10	Make good sub-floor vents	1	Item	750.00	750.00
SB - Substructure			\$/m2	391	53,110.00
FR Frame					
11	Replace existing deteriorated timber joists and bearers	136	m²	150.00	20,400.00
15	Replace external wall timber framing with new where required	1	Sum	20,000.00	20,000.00
16	Ensure structural compliance for external and internal framing	1	Item	7,500.00	7,500.00
FR - Frame			\$/m2	352	47,900.00
RF Roof					
19	Replace roofing iron	191	m²	120.00	22,920.00
86	EV for slate roofing	191	m²	200.00	38,200.00
20	R6.0 Insulation to roof	191	m²	40.00	7,640.00
21	New fascias & barge boards	39	m	120.00	4,680.00
22	New spouting and downpipes	46	m	200.00	9,200.00
23	New valley flashings	24	m	120.00	2,880.00
24	New soffit linings	33	m	80.00	2,640.00
87	Timber battens for slate roofing	191	m²	50.00	9,550.00
85	Allowance for new trusses	1	Item	25,000.00	25,000.00
RF - Roof			\$/m2	902	122,710.00
EW Exterior Walls and Exterior Finish					
12	Remove existing weatherboard assume 100% removal	152	m²	20.00	3,040.00
13	Install new weatherboards	152	m²	220.00	33,440.00
14	Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile	1	Sum	5,000.00	5,000.00
25	Install building paper	155	m²	20.00	3,100.00
26	R3.6 Insulation to external walls	155	m²	30.00	4,650.00
27	Replace timber eaves buckets at gable ends	11	No	500.00	5,500.00
28	Remove all externally mounted conduits and make good	1	Item	500.00	500.00
29	Paint the facade	152	m²	30.00	4,560.00
89	Disposal of lead paint contaminated items (Provisional Allowance)	152	m²	70.00	10,640.00
51	New Chimneys	3	No	5,000.00	15,000.00
EW - Exterior Walls and Exterior Finish			\$/m2	628	85,430.00
WW Windows and Exterior Doors					

Mr Stanley Comments
Corrected measure to actual setting dimensions and deduction for building footprint
Corrected measure, Mr Chattertons measure does not allow for deduction of openings
Allowance includes for relacement of deteriorated floor boards and installation of all floor boards Allowance too high, agreed that there does need to be an allowance due to the amount of internal and external deconstruction which may affect the original framework Discussions confirmed that allowances also included for the support of new tiled rood
Allowance too high for simple truss construction
Adjusted following discussions with Transwaste

Mr Chatterton Comments
Agree
Agree
Disagree
Disagree
Disagree

TOM CHATTERTON - ADJUSTED 29/04/2024		
GFA	136	m2

Qty	Unit	Rate \$	Total Cost \$
212	m²	30.00	6,360.00
136	m²	50.00	6,800.00
1	Item	1,500.00	1,500.00
1	Item	6,000.00	6,000.00
136	m²	20.00	2,720.00
191	m²	30.00	5,730.00
352	m²	20.00	7,040.00
136	m²	50.00	6,800.00
\$/m2		316	42,950.00
136	m²	300.00	40,800.00
136	m²	50.00	6,800.00
136	m²	5.00	680.00
136	m²	30.00	4,080.00
1	Item	750.00	750.00
\$/m2		391	53,110.00
136	m²	150.00	20,400.00
1	Sum	20,000.00	20,000.00
1	Item	7,500.00	7,500.00
\$/m2		352	47,900.00
191	m²	120.00	22,920.00
191	m²	200.00	38,200.00
191	m²	40.00	7,640.00
39	m	120.00	4,680.00
46	m	200.00	9,200.00
24	m	120.00	2,880.00
33	m	80.00	2,640.00
191	m²	50.00	9,550.00
1	Item	25,000.00	25,000.00
\$/m2		902	122,710.00
152	m²	20.00	3,040.00
152	m²	220.00	33,440.00
1	Sum	5,000.00	5,000.00
155	m²	20.00	3,100.00
155	m²	30.00	4,650.00
11	No	500.00	5,500.00
1	Item	500.00	500.00
152	m²	30.00	4,560.00
152	m²	70.00	10,640.00
3	No	5,000.00	15,000.00
\$/m2		628	85,430.00

30 Replace existing timber windows, incl sills, external facings & internal architraves	10	No	2,200.00	22,000.00				10	No	2,200.00	22,000.00	
32 Sash weights to be increased	10	No	250.00	2,500.00				10	No	250.00	2,500.00	
33 Front entry door	1	No	1,500.00	1,500.00				1	No	1,500.00	1,500.00	
34 Rear entry door	1	No	1,500.00	1,500.00				1	No	1,500.00	1,500.00	
WW - Windows and Exterior Doors			\$/m2	202	27,500.00			\$/m2	202	27,500.00		
PN Interior Walls						Allowance too high, agreed that there does need to be an allowance due to the amount of internal and external deconstruction which may affect the original framework	Disagree	1	Sum	20,000.00	20,000.00	
17 Replace timber framing with new where required	1	Sum	20,000.00	20,000.00								
PN - Interior Walls			\$/m2	147	20,000.00					\$/m2	147	20,000.00
DR Interior Doors												
35 Internal doors to be made and installed including architraves made to match	9	No	1,200.00	10,800.00				9	No	1,200.00	10,800.00	
DR - Interior Doors			\$/m2	79	10,800.00			\$/m2	79	10,800.00		
FF Floor Finishes						Corrected measure	Agree	1	Sum	3,500.00	3,500.00	
8 Allowance to replace broken, rotten or borer T&G floor boards.	1	Sum	3,500.00	3,500.00	105			m²	80.00	8,400.00		
9 Carpet on Underlay	119	m²	80.00	9,520.00	18			m²	200.00	3,600.00		
36 Tiling to bathroom, kitchen and laundry including tanking	18	m²	200.00	3,600.00								
FF - Floor Finishes			\$/m2	122	16,620.00			\$/m2	114	15,500.00		
WF Wall Finishes						Corrected measure and adjusted to standard rate	Agree measure, Disagree rate	352	m²	85.00	29,920.00	
38 Install 13mm standard gib, l4 stopped and painted throughout	449	m²	85.00	38,165.00	130			m	35.00	4,550.00		
39 Timber skirtings	150	m	35.00	5,250.00	150			m	50.00	7,500.00		
40 Cornices & mouldings	150	m	50.00	7,500.00					309	41,970.00		
WF - Wall Finishes				374	50,915.00							
CD Ceiling Finishes						Corrected measure and adjusted to standard rate	Agree measure, Disagree rate	128	m²	85.00	10,880.00	
41 Allow new 13mm GIB ceilings throughout, incl L4 stopped and painted	136	m²	85.00	11,560.00	128			m²	75.00	9,600.00		
43 New timber ceiling battens	136	m²	75.00	10,200.00	11			m²	150.00	1,650.00		
44 EV for curved hallway ceiling	11	m²	150.00	1,650.00	4			No	300.00	1,200.00		
45 Ceiling roses	4	No	300.00	1,200.00			\$/m2	172	23,330.00			
CD - Ceiling Finishes			\$/m2	181	24,610.00							
FT Fittings and Fixtures								1	Item	20,000.00	20,000.00	
42 Kitchen and Laundry Joinery	1	Item	20,000.00	20,000.00	6			m	900.00	5,400.00		
46 Composite stone bench tops	6	m	900.00	5,400.00	3			No	2,500.00	7,500.00		
50 Wardrobe allowance	3	No	2,500.00	7,500.00	1			No	1,000.00	1,000.00		
70 Toughened glazed shower screen to bath	1	No	1,000.00	1,000.00			10	No	750.00	7,500.00		
71 Curtains	10	No	750.00	7,500.00			1	No	600.00	600.00		
72 Mirror to bathroom	1	No	600.00	600.00			\$/m2	309	42,000.00			
FT - Fittings and Fixtures			\$/m2	309	42,000.00							
PB Sanitary Plumbing						Additional item as missed	Agree item, disagree rate	1	No	1,200.00	1,200.00	
47 Double sink to kitchen	1	No	1,200.00	1,200.00	1			No	1,000.00	1,000.00		
49 Sink to laundry	1	No	1,000.00	1,000.00	1			No	1,200.00	1,200.00		
B07.3 WC suite, including toilet seat and all associated plumbing pipework and installation					1			No	650.00	650.00		
52 Bathroom Sink	1	No	650.00	650.00			1	No	1,200.00	1,200.00		
53 Bath	1	No	1,200.00	1,200.00			1	No	500.00	500.00		
81 Shower	1	No	500.00	500.00			1	No	500.00	500.00		
54 Hot water cylinder	1	Item	7,000.00	7,000.00	Reduced rate for small domestic setting, not commercial	Agree	1	Item	3,500.00	3,500.00		
55 Hot and cold reticulation							136	m²	50.00	6,800.00		
56 Cold water main connection	136	m²	50.00	6,800.00			1	Item	2,000.00	2,000.00		
74 Gas	1	Item	Excl.	Excl.			1	Item	Excl.	Excl.		
PB - Sanitary Plumbing			\$/m2	150	20,350.00			\$/m2	133	18,050.00		
HV Heating and Ventilation Services						Reduced rate	Agree	3	No	4,000.00	12,000.00	
80 Heat pumps	3	No	7,000.00	21,000.00	2			No	500.00	1,000.00		
82 Extractor fans	2	No	500.00	1,000.00	\$/m2			96	13,000.00			
HV - Heating and Ventilation Services			\$/m2	162	22,000.00							
FS Fire Services								9	No	200.00	1,800.00	
67 Smoke detectors	9	No	200.00	1,800.00			\$/m2	13	1,800.00			
FS - Fire Services			\$/m2	13	1,800.00							
EL Electrical Services												

60 New switchboard	1	Item	5,000.00	5,000.00	Reduced rate for small domestic setting, not commercial Included by power provider	Agree	1	Item	3,000.00	3,000.00
61 New meter & connection	1	Item	5,000.00	5,000.00			0	Item	5,000.00	0.00
62 New wiring throughout	136	m²	50.00	6,800.00			136	m²	50.00	6,800.00
63 New LED Recessed lights	31	No	600.00	18,600.00			31	No	150.00	4,650.00
64 New power outlets	27	No	400.00	10,800.00			27	No	100.00	2,700.00
EL - Electrical Services	\$/m2		340	46,200.00			\$/m2	126	17,150.00	
SS Special Services					Reduced rate	Agree	1	Item	1,000.00	1,000.00
65 TV aerial	1	Item	1,000.00	1,000.00			1	Item	1,000.00	1,000.00
66 Broadband fibre connection	1	Item	1,000.00	1,000.00			9	No	200.00	1,800.00
68 Data outlets	9	No	350.00	3,150.00			1	Item	2,000.00	2,000.00
69 Security System	1	Item	2,000.00	2,000.00			1	Item	1,500.00	1,500.00
73 Phone line connection	1	Item	1,500.00	1,500.00	No longer relevant, but included within scope		\$/m2	54	7,300.00	
SS - Special Services	\$/m2		64	8,650.00			16	m	300.00	4,800.00
DG Drainage							1	Item	2,000.00	2,000.00
57 Drainage runs incl trenching	16	m	300.00	4,800.00			1	Item	2,000.00	2,000.00
58 Connection to stormwater	1	Item	2,000.00	2,000.00			\$/m2	65	8,800.00	
59 Connection to sewer	1	Item	2,000.00	2,000.00	Corrected measure to actual setting dimensions and deduction for building footprint	Agree	212	m²	150.00	31,800.00
DG - Drainage	\$/m2		65	8,800.00			\$/m2	234	31,800.00	
XW Exterior Works							1	Item	112,788.75	112,788.75
75 General landscaping allowance	300	m²	150.00	45,000.00			1	Item	50,000.00	50,000.00
XW - Exterior Works	\$/m2		331	45,000.00			\$/m2	1,197	162,788.75	
PG Preliminaries					Omitted as included within programme and contingency although this is a simple project which would not require much input	Disagree	10.0	%	793,888.75	79,388.88
76 Preliminaries and general allowance	1	Item	112,788.75	112,788.75			\$/m2	584	79,388.88	
77 Additional time for Heritage approvals	1	Item	50,000.00	50,000.00			0	Item	-40.90	0.00
PG - Preliminaries	\$/m2		1,197	162,788.75			\$/m2	0	0.00	
MG Margins							\$/m2	6,421	873,277.63	
78 Margin	1	Item	86,471.38	86,471.38	Adjusted from 10% to 8% as current market rates	Disagree	5.0 %		43,663.88	
MG - Margins	\$/m2		636	86,471.38			15.0 %		137,541.23	
NA Not Applicable							15.0 %		158,172.41	
83 Rounding	1	Item	-40.90	-40.90			0.8 %		9,701.24	
NA - Not Applicable	\$/m2		-0	-40.90			5.0 %		61,117.82	
325 MONTREAL STREET WORKS	\$/m2		6,994	951,144.23	Not required	Agree	0.0 %		0.00	
ESTIMATED NET COST	\$/m2		6,994	951,144.23			\$/m2	9,437	1,283,474.20	
MARGINS & ADJUSTMENTS							AGREED ADJUSTMENT	114,358.11		
Design Contingency	5.0 %			47,557.21			DISPUTED UNADJUSTED	283,663.39		
Construction Contingency	15.0 %			149,805.22						
Professional Fees	15.0 %			172,276.00	Reduced as limited risk with all allowances	Disagree				
Resource Consent				Excl.						
Building Consent	0.8 %			10,566.26						
Development Contributions				Excl.						
Legal Fees				Excl.						
Finance Costs				Excl.	Omitted as not required due to extensive replacement scope with modern materials to replica of simple building	Disagree				
Heritage Works Contingency	5.0 %			66,567.45						
Escalation				Excl.						
Rounding	0.0 %			-84.05						
ESTIMATED TOTAL COST	\$/m2		10,278	1,397,832.31						
STANLEY ADJUSTED ESTIMATE				999,810.81			AGREED ADJUSTMENT			
							DISPUTED UNADJUSTED			



**Rhodes
+Associates**

Quantity Surveyors
Cost Consultants

CHRISTCHURCH CITY COUNCIL

PLAN CHANGE 14

HERITAGE

BLUE COTTAGE (325 MONTREAL STREET)

EXPERT WITNESS REPORTS/REVIEW

GAVIN STANLEY 29 APRIL 2024

APPENDIX 2

29 April 2024

THE INDEPENDANT HEARINGS PANEL CONSIDERING CHRISTCHURCH CITY PLAN CHANGE 14

PROJECT: BLUE COTTAGE (325 MONTREAL STREET)

I prepared the cost estimate attached as **Appendix A**. This is an update to the estimate attached to my evidence in chief, which is updated to reflect the site visit I attended on 8 April 2024 and my subsequent discussions around the Scope of Works with Tim Holmes (HeritageWorks - Conservation Architect), as well as complying with the minimum requirements to meet Healthy Homes Standard to an existing property for residential use. The specific changes are the following

- Deep commercial clean by a specialist, originally the building did not require this
- Stripping back all lead-based paint to bare timber/brickwork (worst case scenario), originally rubdown and redecorate
- Replacement of all steel roofing, originally only limited repairs and redecoration were allowed
- Replacement of all rainwater goods, originally only partial replacement allowed of downpipes
- Increase of allowances for the replacement/repair of basalt stone foundation
- Replacement for 2 No external doors and 1 No window, Originally none allowed for
- Increase of allowances for replacement of the electrics
- Increased allowances for easing and adjusting doors and windows
- Increased allowance for replacement of 60% glass
- Allowance for the replacement of 15% of floorboarding where none originally allowed
- Revised amount of plaster repairs to walls and ceilings
- Allowance for new floor finishes throughout, originally only bathroom to have floor finish replaced
- Allowance for fibre connection, originally no allowance made
- Replacement of all sanitary wear and tap wear, originally only replacement was to the bathroom
- Making good original kitchen units, originally no need to make good
- Increase general allowances for framing repairs
- Removal of spoil to Gloucester elevation
- Allowance for landscaping and fencing
- Jetting and remedial works to drainage
- Increased contract period to 26 weeks due to additional works required, original allowance was for 12 weeks
- Adjustments to include items to meet minimum requirements of the Healthy Homes Standard
 - Heating standard (1 No heat pump to added)
 - Insulation standard (Allowance for floor insulation (R1.3) , although not required if insufficient access. Note ceiling insulation had been allowed previously)
 - Ventilation standard (3 No extractor fans allowed)
 - Moisture ingress and drainage standard (Polyethylene sheet allowed, although not required if insufficient access)
 - Draught stopping standard (Draft stripping to doors allowed)
 - Fire alarms (Allowance for 4 No long life battery smoke detectors)

I have considered the estimate prepared by Mr Chatterton received 23 April 2024, attached as **Appendix B**. For the reasons set out in my rebuttal evidence dated 9 October 2023, Mr Chatterton's Scope of Works differs significantly from the Schedule of Works I had been requested to work on (see **Appendix C** for comparison).

Hypothetically accepting the scope of works that Mr Chatterton's estimate relies on, I agree with a proportion of the rates and measures provided considering the higher quality of fixtures and fittings contained within the estimate, however I have the following comments/reservations in following the order for reference given in Mr Chatterton's estimate (accounted for in **Appendix D** for clarity):

Quantities

There were a few measures provided in Mr Chatterton's estimate which appear to be incorrect

GFA - Gross Floor Area

There is a difference between the GFA's of 1 m2, for the purpose of my review of Mr Chatterton's estimate I have used his GFA of 136 m2

Items 1 and 75 - Reduced levels and landscaping

An incorrect area has been used for the area of the setting of 300 m2, it has been confirmed by Amanda Ohs (Christchurch City Council) that the actual setting is 348 m2.

I have adjusted the estimate based upon the setting area with the footprint of the building of 136 m2 deducted, which gives an overall area for the calculations to the above of 221 m2.

Items 9, 41 and 43 - Floors and ceilings

The measures used has been based upon the GFA of the building and does not consider the room dimensions. I have adjusted the estimate to accommodate room sizes.

Items 37 and 38 - Internal wall areas

The estimate allows for a total internal wall area of 449 m2, I have remeasured this at 352 m2, a reduction of 97 m2 and have adjusted the estimate accordingly.

Please note from discussions with Mr Chatterton his measure was over openings whereas my measure deducted those openings.

Items 39 - Timber skirtings

The estimate allows for a total run of skirting of 150 m, I have remeasured this at 130 m a reduction of 20 m2 and have adjusted the estimate accordingly.

New Item - WC suite, including toilet seat and all associated plumbing pipework and installation

This item was missed from the estimate and has been added accordingly.

Rates/allowances

Generally, the rates for fittings make allowance for high value fixtures and fittings and as descriptions lack sufficient detail to undertake a full analysis, I would highlight the following items which appear to be excessive and have a reasonable effect on the estimate total.

Items 15 and 17 – Replacement of timber framing with new where required (Provisional Sums)

The allowances applied to each of these items was \$20,000 each, giving a total of \$40,000, this appears excessive and would be sufficient allowance for the replacement of the majority of the framing. There are multiple factors to take into consideration for this allowance i.e. is there damaged framing already in place and how much of the framing will need to be replaced due to damage occurring from the removal of existing linings and weather boards. I have adjusted the Provisional Sums to \$10,000 each to accommodate a reasonable amount of replacement.

Items 85 – Allowance for new trusses

The allowance applied is \$25,000, the trusses would only need to support a tiled roof (original roof was steel) and are of a relatively simple construction and is not seen, accordingly I have allowed a sum of \$10,000 to accommodate this and have adjusted the estimate accordingly.

Item 89 - Disposal of lead paint contaminated items

A provisional allowance equating to a total of \$10,640 had been applied, I have discussed this with Transwaste Canterbury based at Kate Valley who have provided me verbally with the disposal rates and requirements, based on this and making sufficient allowance for additional care in removing the contaminated items, I have adjusted the allowance to \$5,000, a reduction of \$5,640 and have adjusted the estimate accordingly.

Items 38 and 41 - Installation of 13 mm standard gib, 14 stopped and painted

The rate applied is \$85/m², in my experience this should only be around \$65/m², a reduction of \$20/m² and have adjusted the estimate accordingly.

Item 43 - New timber battens

The rate applied is \$75/m², in my experience this should only be around \$60/m², a reduction of \$15/m² and have adjusted the estimate accordingly.

Item 54 - Hot water cylinder

The rate applied is \$7,000, in my experience this should only be around \$3,500 given this is to service a small dwelling, a reduction of \$3,500 and have adjusted the estimate accordingly.

Please note from discussions with Mr Chatterton he had allowed for a commercial hot water cylinder and not one for a domestic setting.

Item 60 - New switchboard

The rate applied is \$5,000, in my experience this should only be around \$3,000, a reduction of \$2,000 and have adjusted the estimate accordingly.

Please note from discussions with Mr Chatterton he had allowed for a commercial switchboard and not one for a domestic setting.

Item 61 - New meter and connection

The rate applied is \$5,000, in my experience this is undertaken by the power provider at no cost and have adjusted the estimate accordingly.

Item 63 - New LED recessed light fittings

The rate applied is \$600 each which appears excessive given the wiring to the building is already included, I would expect a high quality LED light fitting to be supplied and fitted for no more than \$150 each, a reduction of \$450 each and have adjusted the estimate accordingly.

Item 64 - New power outlets rated

The rate applied is \$400 each which appears excessive given the wiring to the building is already included, I would expect a high quality power outlet to be supplied and fitted for no more than \$100 each, a reduction of \$300 each and have adjusted the estimate accordingly.

Item 68 - New data outlets

The rate applied is \$350 each including wiring which appears excessive, I would expect a high quality data outlet to be supplied, fitted and wired for no more than \$200 each, a reduction of \$150 each and have adjusted the estimate accordingly.

Item 80 – Heat pumps

The rate applied is \$7,000 each, I would expect a high quality heat pump to be supplied, fitted for no more than \$4,000 each, a reduction of \$3,000 each and have adjusted the estimate accordingly.

Item 77 - Additional time for Heritage approvals

Allowance applied is \$50,000, I have consulted with Tim Holmes (HeritageWorks - Conservation Architect) on this item and due to the extensive amount of replacement and the basic construction of relatively small building, heritage approvals would be minimal and accounted during the Consenting process, I have omitted this item and have adjusted the estimate accordingly.

78 – Margin

A margin has been applied of 10% and as per my comments within my 'Rebuttal evidence', I am currently seeing margins ranging from between 7.5% and 8%, I have applied 8% which is fair and reasonable given the current market and have adjusted the estimate accordingly.

Construction Contingency

A construction contingency has been applied of 15% and as per my comments within my 'Rebuttal evidence', due to the extensive amount of replacement, the basic construction of relatively small building and the amount of risk built into rates the contingency allowance is too high, a lower construction contingency of 10% would be reasonable and I have adjusted the estimate accordingly.

Heritage Works Contingency

A heritage works contingency has been applied of 5% and as per my comments within my 'Rebuttal evidence', due to the extensive amount of replacement, the basic construction of relatively small building and the amount of risk built into rates no additional contingency allowance would be required, I have omitted this item and have adjusted the estimate accordingly

Summary

There are as noted above several issues with several of Mr Chatterton's measure and rates, however a reasonable proportion of the differences lie in the amount of risk that has been accounted for in the rates, heritage approvals and additional contingencies.

Risk

Multiple items contain elements of risk and I have attempted to separate the main items to show the impact on the estimate as **Appendix E**, I would however confirm that in my opinion I have still allowed a comfortable element of risk within my evaluation.

The difference in risk on this Scope of works equates to \$176,221.39 which also incorporates the 'Heritage Works Contingency' as a lump sum rather than a percentage due to its positioning within the estimate.

Revised estimate value

The overall effect of my changes listed above and calculated as shown in **Appendix D** is that an overall reduction from \$1,397,832.31 to \$999,810.81 or deduction of \$398,021.51.

Should you have any queries, please contact the writer.

Yours faithfully



Gavin Stanley

BSc QS, NZIQS (Affil)

Lead Estimator/Senior Quantity Surveyor

Rhodes + Associates Limited

APPENDICIES

REF	APPENDIX
A	ESTIMATE - STANLEY SCOPE - DATED 15 APRIL 2024
B	ESTIMATE - CHATTERTON SCOPE - RECEIVED 23 APRIL 2024
C	SCHEDULE COMPARISONS STANLEY SCOPE/CHATTERTTON SCOPE
D	SCHEDULE OF AMENDMENTS TO CHATTETRTON SCOPE
E	SCHEDULE OF AMENDMENTS, RISK TO CHATTERTON SCOPE

APPENDIX A

ESTIMATE - STANLEY SCOPE - DATED 15 APRIL 2024

17 April 2024

Te Hononga Civic Offices
53 Hereford Street
CHRISTCHURCH 8013

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

Dear Amanda

**3380/004 R3 – BUDGET REPAIR ESTIMATE – HIN 390 – FORMER DWELLING AND SETTING – 325
MONTREAL STREET, CHRISTCHURCH**

Please find enclosed our revised budget repair estimate of **\$587,000 (five hundred and eighty-seven thousand dollars)** excluding GST for the works to the above-mentioned project as detailed below.

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

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

Yours faithfully



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



**Rhodes
+Associates**

Quantity Surveyors
Cost Consultants

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Repair Cost Estimate

17 April 2024

Christchurch City Council

QUALITY ASSURANCE INFORMATION

Report: REPAIR COST ESTIMATE

Document: HIN 390 - 325 MONTREAL STREET

Ref: 3380/004 R3

Date: 17 April 2024

Client: CHRISTCHURCH CITY COUNCIL

Lead QS: GAVIN STANLEY

Ver:	Date:	Prepared By:	Reviewed By:
	01/12/2015	Gavin Stanley	Lindsey Rhodes
R1	10/07/2023	Gavin Stanley	Phil Griffiths
R2	15/04/2024	Gavin Stanley	Lindsey Rhodes
R3	17/04/2024	Gavin Stanley	Lindsey Rhodes

EXECUTIVE SUMMARY

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

As this is a revised repair cost estimate Rhodes + Associates Limited have made certain assumptions on the method of construction and the services considering their experience on these types of works. This cost estimate allows for repair works to match the existing design and level of quality, no better or no less whilst incorporating additional works to comply with the minimum requirements of the healthy home standards.

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

CLARIFICATIONS AND EXCLUSIONS

The revised repair costs presented in this report are our opinion of the likely repair costs based upon the revised Scope of Works incorporating Jackie Gillies (Conservation Architect – Jackie Gillies + Associates) Scope of Works dated 16 November 2015 and recent adjustments agreed with Tim Holmes (Conservation Architect – Heritage Works). This revised estimate now considers additional damage and deterioration of the building from 09 November 2015 to date and also makes allowance for meeting the minimum healthy homes standards.

This update follows a site visit made by Gavin Stanley (Quantity Surveyor - Rhodes + Associates), Tim Holmes (Conservation Architect - Heritage Works), Amanda Ohs (Senior Heritage Advisor - Christchurch City Council) and Suzanne Richmond (Heritage Advisor - Christchurch City Council) on 08 April 2024 where access was granted by the building owner.

Our understanding is that Clara Caponi (Structural Engineer - Egis-Group) was not permitted on site, and as such we have had to assume, with no obvious evidence to the contrary, that the structure is sound.

Documentation (see Appendix B)

- Site visits 09 November 2015 and 08 April 2024
- Notice of Submission on the Proposed Christchurch Replacement District Plan – Submitted by Christ's College – 03 September 2015
- The Caretaker's Cottage Cranmer Centre Christchurch – A Conservation Plan – David Pearson Architects - January 2003
- Scope of works agreed with Jackie Gillies dated 16 November 2015
- Adjustments agreed with Tim Holmes dated 11 April 2024

Procurement

- It has been assumed the market is competitive with no adjustment included for inflationary factors associated with a major event
- The works are to be negotiated with a fixed lump sum contract
- Estimated contract period – 26 weeks

Clarifications

- The building is to retain a significant amount of the heritage fabric as possible whilst meeting the minimum requirements of the healthy homes standards HHS
- Allowance for deep commercial clean by a specialist contractor
- All roofing and rainwater goods to be replaced
- Allowance for repairs/replacement of selected basalt foundation stones
- Allowance for the replacement of 25% of external weatherboard including splice repairs to wall posts as necessary
- All external joinery to be stripped and redecorated (worse case allowance for removal of lead based paint)
- Allowances have been made for minor repairs to the framing
- Replacement of front door and external store door
- Allowance for draft proofing to front and rear doors (HHS)
- Replacement of kitchen window
- Allowance for the replacement of 60% of the existing glazing
- Allowance for easing and adjusting all windows and doors and general repairs as necessary
- Allowance for installation of moisture barrier to the underside of the timber floor if possible (HHS)

- Allowance for insulation to both ceiling (R 3.3) and under floor (R 1.3) if possible (HHS)
- Allowance for removal and replacement of 15% of hardwood floorboards
- Allowance for plaster and lining repairs to walls based on 10% of the wall area
- Allowance for plaster and lining repairs to ceilings based on 10% of the ceiling area
- All internal walls, ceilings are to be redecorated
- All internal joinery is to be stripped and redecorated (worse case allowance for removal of lead based paint)
- Allowance for new carpet and vinyl floor finishes
- Allowance for 1 No heat pump to living room (HHS)
- Allowance for 3 No mechanical extract vents possible (HHS)
- Allowance for 4 No smoke alarms (HHS)
- All electrics have been allowed to be replaced complete with a new distribution board
- Allowance for new fibre connection
- Allowance for the replacement of all sanitary wear
- Allowance for the remedial works to the existing kitchen
- Allowance for CCTV survey and cleaning existing drainage
- Allowance for replacement of roadside fencing to Gloucester Street

Notable Provisional Sums

- See Section 2 for included Provisional Sums

Exclusions

- GST
- Releveling/replacement of foundations
- Security system
- Data
- White ware
- Curtains or other finishes to windows
- Seismic upgrading
- Delays as a result of archaeological findings
- External works unless identified within the scope of works
- Removal of asbestos
- Prolongation costs beyond the stated programme
- Fluctuations in the exchange rate
- Loss of income, relocation and disruption costs for the period of construction
- Finance costs
- Holding costs including rates, taxes and related outgoings
- Land and legal costs
- Effects of an earthquake, pandemic or war

INDEX

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SECTION 2	INCLUDED PROVISIONAL SUMS
SECTION 3	EXCLUDED ITEMS

SECTION 1 - REPAIR COST ESTIMATE

SECTION 1 - REPAIR COST ESTIMATE

REPAIR COST ESTIMATE - SUMMARY

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
EXTERNAL					
A01	GENERAL EXTERNAL				127,365.00
A02	ELEVATION - NORTH EAST				4,420.00
A03	ELEVATION - NORTH WEST				1,290.00
A04	ELEVATION - SOUTH WEST				4,320.00
A05	ELEVATION - SOUTH EAST				1,680.00
INTERNAL					
B01	GENERAL INTERNAL				153,812.00
B02	SPACE G1				Included
B03	SPACE G2				Included
B04	SPACE G3 (HALLWAY)				Included
B05	SPACE G4				Included
B06	SPACE G5				Included
B07	SPACE G6 (TOILET)				3,920.00
B08	SPACE G7 (BATHROOM)				8,420.00
B09	SPACE G8				500.00
B10	SPACE G9 (KITCHEN)				4,900.00
B11	SPACE G10				100.00
B12	SPACE G11 (ENTRY)				2,160.00
B13	SPACE G12 (ATTIC)				10,000.00
B14	SPACE G13 (EXTERNAL STORE)				2,000.00
	SUBTOTAL				324,887.00
E25	PRELIMINARY & GENERAL				85,472.00
	SUBTOTAL				410,359.00
E26	MARGIN	8	%		32,900.00
	SUBTOTAL				443,259.00
E27	CONTRACT CONTINGENCIES	15	%		66,500.00
	SUBTOTAL				509,759.00
E28	OTHER DEVELOPMENT COSTS	15	%		76,500.00
	TOTAL ANTICIPATED CONSTRUCTION COST (EXCLUDES GST)				586,259.00

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
A01	GENERAL EXTERNAL				
	<u>Site preparation</u>				
A01.1	Allow for removal of all temporary coverings to existing windows and doors	1	Item	260.00	260.00
	<u>Roof</u>				
A01.2	Replacement of existing corrugated metal roof including valley gutter.	191	m2	170.00	32,470.00
A01.3	Allowance for new gutter including all fittings (Metalcraft Colonial Quad Gutter)	37	m	70.00	2,590.00
A01.4	Allowance for new downpipes including all fittings (Metalcraft round downpipe)	19	m	110.00	2,090.00
A01.5	Allowance to strip existing paint and allow full re-decoration of all barge-boards with soffits	45	m	67.00	3,015.00
	<u>Substructure</u>				
A01.6	Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum	1	Sum	10,000.00	10,000.00
	<u>Exterior walls and exterior finish</u>				
A01.7	Allowance for general borer treatment - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.8	Allowance of 25% replacement of weatherboard including decoration	38	m2	270.00	10,260.00
A01.9	Allowance to strip existing paint and allow full re-decoration of all remaining external joinery	114	m2	255.00	29,070.00
A01.10	Replace element of framing if required - Provisional Sum	1	Sum	2,000.00	2,000.00
	<u>Windows and exterior doors</u>				
	<u>Windows</u>				
A01.11	Carefully remove existing timber window and replace with new and decorate upon completion - G9	1	Item	2,200.00	2,200.00
A01.12	Ease and adjust all windows, including stripping paint and redecoration of windows, frames and architrave (8 No)	1	Item	8,680.00	8,680.00
A01.13	Allowance for refurbishment of sash cords and running gear	5	No	590.00	2,950.00
A01.14	Allowance for 60% replacement damaged glass - Provisional Sum	1	Sum	1,600.00	1,600.00
A01.15	Replace missing transom - G4	1	Item	320.00	320.00
A01.16	Allowance for draft proofing to windows (Healthy Homes requirement)		m		Excluded
	<u>External Doors</u>				
A01.17	Allowance for replacement of front door	1	Item	2,000.00	2,000.00

REPAIR COST ESTIMATE - DETAILED
CHRISTCHURCH CITY COUNCIL
3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
A01.18	Allowance for replacement of outside store door	1	Item	1,000.00	1,000.00
A01.19	Allowance for the replacement of door sill repair of door, strip paint and redecorate - G11	1	Item	1,240.00	1,240.00
A01.20	Allowance for draft proofing to doors (Healthy Homes requirement)	2	Nr	110.00	220.00
	<u>Drainage</u>				
A01.21	Allowance for CCTV survey and jetting/cleaning out drainage	1	Item	1,200.00	1,200.00
A01.22	Allowance for replacement of any damaged drainage - Provisional Sum	1	Sum	2,000.00	2,000.00
	<u>External works</u>				
A01.23	Remove tree to north east corner - Provisional Sum	1	Sum	5,000.00	5,000.00
A01.24	General landscaping - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.25	Replacement of road side fencing to Gloucester Street	1	Item	3,200.00	3,200.00

GENERAL EXTERNAL - TOTAL					127,365.00
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A02	ELEVATION - NORTH EAST
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	<u>Window</u>				
A02.1	Remove aluminium cover sill and replace with new timber sill - assumed rotten	1	Item	620.00	620.00
	<u>Exterior walls and exterior finish</u>				
A02.2	Remove plant on timber to corner post and allow for replacement	1	Item	1,290.00	1,290.00
	<u>External works</u>				
A02.3	Allow for the removal of the existing ramp, replace with timber step and make good area disturbed	1	Item	2,510.00	2,510.00
A02.4	Missing veranda not required to be reinstated	1	Item	Excluded	Excluded

ELEVATION - NORTH EAST - TOTAL					4,420.00
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A03	ELEVATION - NORTH WEST
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	<u>Window</u>				
A03.1	Carry out repairs to rotten section	1	Item	670.00	670.00
	<u>Exterior walls and exterior finish</u>				
A03.2	Remove and carry out new timber splice repair to wall post	1	Item	620.00	620.00

ELEVATION - NORTH WEST - TOTAL					1,290.00
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A04	ELEVATION - SOUTH WEST
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	<u>Roof</u>				
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REPAIR COST ESTIMATE - DETAILED

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
A04.1	Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum <u>Exterior walls and exterior finish</u>	1	Sum	3,600.00	3,600.00
A04.2	Allow for the removal of exposed service pipework and make good penetrations	1	Item	720.00	720.00

ELEVATION - SOUTH WEST - TOTAL	4,320.00
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A05	ELEVATION - SOUTH EAST
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	<u>Substructure</u>				
A05.1	Remove spoil and vegetation to expose foundation stone	1	Item	1,040.00	1,040.00
	<u>Exterior walls and exterior finish</u>				
A05.2	Remove and carry out new timber splice repair to wall post	1	Item	640.00	640.00

ELEVATION - SOUTH EAST - TOTAL	1,680.00
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B01	GENERAL INTERNAL
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	<u>Site preparation</u>				
B01.1	Allowance for a heavy clean of all surfaces by specialist contractor - Provisional Sum	1	Sum	30,000.00	30,000.00
B01.2	Allowance for the removal and disposal of all loose material and flooring (excludes floor boards)	1	Item		Included
B01.3	Allowance for the removal of non-building related heritage items and pin boards and the like	1	Item	360.00	360.00
	<u>Substructure</u>				
B01.4	Allow for the installation of a black polythene moisture barrier to underside of timber floor (Healthy Homes requirement if possible)	135	m2	23.00	3,105.00
	<u>Upper floors</u>				
B01.5	Allowance to strip existing floor boards and dispose off site, replace with new - Provisional Quantity 15% of GFA	21	m2	260.00	5,460.00
B01.6	Allowance for the replacement of floor joists as required - Provisional Sum	1	Sum	1,000.00	1,000.00
B01.7	Allow for R 1.3 insulation to underside of floor (Healthy Homes requirement if possible)	135	m2	31.00	4,185.00
	<u>Interior walls</u>				
B01.8	Replace element of framing if required - Provisional Sum	1	Sum	1,000.00	1,000.00
	<u>Interior doors</u>				

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
B01.9	Ease and adjust all doors, including stripping paint and redecoration of doors, frames and architrave	10 No		1,280.00	12,800.00
B01.10	Allowance for general repairs to doors and rehangs where necessary - Provisional Sum	1 Sum		2,500.00	2,500.00
B01.11	Strip paint from glazed panels - G7	1 Item		290.00	290.00
B01.12	Ease and adjust cabinet doors including stripping existing paint and re-decorate	5 No		470.00	2,350.00
	<u>Wall finishes</u>				
B01.13	Make good damaged plaster as required (based on 10% wall area) - Provisional Sum	1 Sum		5,920.00	5,920.00
B01.14	Redecorate plaster walls	296 m2		30.00	8,880.00
B01.15	Allow for stripping existing paint and re-decorate timber walls	43 m2		255.00	10,965.00
B01.16	Allow for stripping existing paint and re-decorate brickwork	13 m2		255.00	3,315.00
B01.17	Allow for stripping existing paint and re-decorate picture rails	39 m		34.00	1,326.00
B01.18	Allow for stripping existing paint and re-decorate skirtings	130 m		34.00	4,420.00
	<u>Ceiling finishes</u>				
B01.19	Make good damaged plaster as required (based on 10% ceiling area) - Provisional Sum	1 Sum		2,816.00	2,816.00
B01.20	Redecorate ceilings	128 m2		30.00	3,840.00
B01.21	Allow for R 3.3 insulation to ceiling (Healthy Homes requirement if possible)	135 m2		22.00	2,970.00
	<u>Floor finishes</u>				
B01.22	Allowance for new carpet on underlay	105 m2		90.00	9,450.00
B01.23	Allowance for new vinyl	18 m2		80.00	1,440.00
B01.24	Extra value for waterproofing in wet areas	5 m2		50.00	250.00
	<u>Sanitary plumbing</u>				
B01.25	Allowance for remedial work to existing pipework - Provisional Sum	1 Sum		1,000.00	1,000.00
	<u>Heating and ventilation services</u>				
B01.26	Allow for heat pump including all associated builders works to living room (Healthy Homes requirement)	1 No		3,500.00	3,500.00
B01.27	Allow for mechanical extract ventilation including all associated builders works to kitchen, bathroom and toilet (Healthy Homes requirement)	3 No		750.00	2,250.00
	<u>Fire services</u>				

REPAIR COST ESTIMATE - DETAILED

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
B01.28	Allowance for smoke alarms (Healthy Homes requirement long life battery) - Provisional Quantity <u>Electrical Services</u>	4	No	80.00	320.00
B01.29	Allow for the removal and replacement of all electrical reticulation including light fittings for base build only. Includes allowance for working around heritage material	135	m2	180.00	24,300.00
B01.30	Allow for distribution board <u>Special services</u>	1	No	2,800.00	2,800.00
B01.31	Allowance for new fibre connection	1	Item	1,000.00	1,000.00
GENERAL INTERNAL - TOTAL					153,812.00

B07 SPACE G6 (TOILET)

	<u>Wall finishes</u>				
B07.1	Locally treat area of suspected borer	1	Item	300.00	300.00
	<u>Sanitary plumbing</u>				
B07.2	Allow to reinstate and test pipework upon completion - Provisional Sum	1	Item	600.00	600.00
B07.3	WC suite, including toilet seat and all associated plumbing pipework and installation	1	No	910.00	910.00
B07.4	Wash hand basin vanity units including tap ware, pipework and installation	1	No	1,810.00	1,810.00
B07.5	Allow for hardware, including toilet roll holders, soap dishes and towel rails	1	No	300.00	300.00
SPACE G6 (TOILET) - TOTAL					3,920.00

B08 SPACE G7 (BATHROOM)

	<u>Wall finishes</u>				
B08.1	Strip seratone linings from walls and make good wall framing behind	1	Item	640.00	640.00
B08.2	Supply and install GIB Aqualine® to existing framing	6	m2	60.00	360.00
	<u>Sanitary plumbing</u>				
B08.3	Allow to reinstate and test pipework upon completion - Provisional Sum	1	Item	600.00	600.00
B08.4	Allow for the removal of sanitary fittings	1	Item	520.00	520.00
B08.5	WC suite, including toilet seat and all associated plumbing pipework and installation	1	No	910.00	910.00
B08.6	Wash hand basin vanity units including tap ware, pipework and installation	1	No	1,810.00	1,810.00

REPAIR COST ESTIMATE - DETAILED

CHRISTCHURCH CITY COUNCIL

3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
B08.7	Shower, including shower rose, mixer etc, including pipework and installation	1	No	900.00	900.00
B08.8	Shower cubicle complete, including tray	1	No	2,180.00	2,180.00
B08.9	Allow for bathroom hardware, including toilet roll holders, soap dishes and towel rails	1	No	500.00	500.00
SPACE G7 (BATHROOM) - TOTAL					8,420.00
B09	SPACE G8				
	<u>Wall finishes</u>				
B09.1	Locally treat area of suspected borer	1	Item	500.00	500.00
SPACE G8 - TOTAL					500.00
B10	SPACE G9 (KITCHEN)				
	<u>Fittings and fixtures</u>				
B10.1	Remedial works to existing kitchen units including new taps and stripping paint and re-decoration	1	Item	4,900.00	4,900.00
SPACE G9 (KITCHEN) - TOTAL					4,900.00
B11	SPACE G10				
	<u>Ceiling finishes</u>				
B11.1	Allow for replacement hatch panel	1	Item	100.00	100.00
SPACE G10 - TOTAL					100.00
B12	SPACE G11 (ENTRY)				
	<u>Wall finishes</u>				
B12.1	Allow to rake out movement cracks to chimney and insert helifix, re-point	1	Item	1,000.00	1,000.00
	<u>Fixtures and fittings</u>				
B12.2	Replace missing panel and base to wall storage unit	1	Item	360.00	360.00
	<u>Sanitary plumbing</u>				
B12.3	Allow for the replacement of laundry unit, sink and tap wear	1	Item	800.00	800.00
SPACE G11 (ENTRY) - TOTAL					2,160.00
B13	SPACE G12 (ATTIC)				
	<u>Note</u>				
B13.1	Unable to gain access, allowance for treatment of mold and repairs as necessary - Provisional Sum	1	Sum	10,000.00	10,000.00
SPACE G12 (ATTIC) - TOTAL					10,000.00
B14	SPACE G13 (EXTERNAL STORE)				
	<u>Note</u>				

REPAIR COST ESTIMATE - DETAILED**CHRISTCHURCH CITY COUNCIL****3380/004 R3 - HIN 390 - 325 MONTREAL STREET**

Code	Description	Quantity	Unit	Rate	Total
B14.1	Unable to gain access, allowance for general repairs as may necessary - Provisional Sum	1	Sum	2,000.00	2,000.00
SPACE G13 (EXTERNAL STORE) - TOTAL					2,000.00
E25	PRELIMINARY & GENERAL				
E25.1	Main Contractors on site preliminaries and general - 26 weeks contract - Provisional Sum	1	Sum	68,000.00	68,000.00
E25.2	External scaffolding - erect and dismantle	164	m2	25.00	4,100.00
E25.3	External scaffolding - rental for 16 weeks	164	m2	48.00	7,872.00
E25.4	Internal mobile scaffolds	1	Item	500.00	500.00
E25.5	Temporary protection to existing structure - Provisional Sum	1	Sum	5,000.00	5,000.00
PRELIMINARY & GENERAL - TOTAL					85,472.00

SECTION 2 - INCLUDED PROVISIONAL SUMS

SECTION 2 - INCLUDED PROVISIONAL SUMS

REPAIR COST ESTIMATE - INCLUDED PROVISIONAL SUMS**CHRISTCHURCH CITY COUNCIL****3380/004 R3 - HIN 390 - 325 MONTREAL STREET**

Code	Description	Quantity	Unit	Rate	Total
A01	GENERAL EXTERNAL				
A01.6	Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum	1	Sum	10,000.00	10,000.00
A01.7	Allowance for general borer treatment - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.10	Replace element of framing if required - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.14	Allowance for 60% replacement damaged glass - Provisional Sum	1	Sum	1,600.00	1,600.00
A01.22	Allowance for replacement of any damaged drainage - Provisional Sum	1	Sum	2,000.00	2,000.00
A01.23	Remove tree to north east corner - Provisional Sum	1	Sum	5,000.00	5,000.00
A01.24	General landscaping - Provisional Sum	1	Sum	2,000.00	2,000.00
A04	ELEVATION - SOUTH WEST				
A04.1	Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum	1	Sum	3,600.00	3,600.00
B01	GENERAL INTERNAL				
B01.1	Allowance for a heavy clean of all surfaces by specialist contractor - Provisional Sum	1	Sum	30,000.00	30,000.00
B01.6	Allowance for the replacement of floor joists as required - Provisional Sum	1	Sum	1,000.00	1,000.00
B01.8	Replace element of framing if required - Provisional Sum	1	Sum	1,000.00	1,000.00
B01.10	Allowance for general repairs to doors and rehanging where necessary - Provisional Sum	1	Sum	2,500.00	2,500.00
B01.13	Make good damaged plaster as required (based on 10% wall area) - Provisional Sum	1	Sum	5,920.00	5,920.00
B01.19	Make good damaged plaster as required (based on 10% ceiling area) - Provisional Sum	1	Sum	2,816.00	2,816.00
B01.25	Allowance for remedial work to existing pipework - Provisional Sum	1	Sum	1,000.00	1,000.00
B13	SPACE G12 (ATTIC)				
B13.1	Unable to gain access, allowance for treatment of mold and repairs as necessary - Provisional Sum	1	Sum	10,000.00	10,000.00
B14	SPACE G13 (EXTERNAL STORE)				
B14.1	Unable to gain access, allowance for general repairs as may necessary - Provisional Sum	1	Sum	2,000.00	2,000.00

REPAIR COST ESTIMATE - INCLUDED PROVISIONAL SUMS**CHRISTCHURCH CITY COUNCIL****3380/004 R3 - HIN 390 - 325 MONTREAL STREET**

Code	Description	Quantity	Unit	Rate	Total
E25	PRELIMINARY & GENERAL				
E25.1	Main Contractors on site preliminaries and general - 26 weeks contract - Provisional Sum	1	Sum	68,000.00	68,000.00
E25.5	Temporary protection to existing structure - Provisional Sum	1	Sum	5,000.00	5,000.00

SECTION 3 - EXCLUDED ITEMS

SECTION 3 - EXCLUDED ITEMS

REPAIR COST ESTIMATE - EXCLUDED ITEMS

CHRISTCHURCH CITY COUNCIL
3380/004 R3 - HIN 390 - 325 MONTREAL STREET

Code	Description	Quantity	Unit	Rate	Total
A01	GENERAL EXTERNAL				
A01.16	Allowance for draft proofing to windows (Healthy Homes requirement)		m		Excluded
A02	ELEVATION - NORTH EAST				
A02.4	Missing veranda not required to be reinstated	1	Item	Excluded	Excluded

APPENDIX B

ESTIMATE - CHATTERTON SCOPE - RECEIVED 23 APRIL 2024

CARTER GROUP - UPDATE

September 2023

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



MAKE GOOD HERITAGE SITE 325 MONTREAL STREET CARTER GROUP - UPDATE

PROJECT DETAILS

Basis of Estimate

This is a cost estimate for the heritage building situated at 325 Montreal St Christchurch, for the Carter Group.

These costs are based on the project being competitively tendered with local suppliers.

Items Specifically Included

Heat pumps incl Outdoor Units

LED Recessed lighting

Note: Following the review of "Statement Of Primary Evidence of Gavin John Stanley on behalf of Christchurch City Council - Qualifying Matter:Heritage (Heritage Sites)" in which sets out a Budget Repair Estimate for 325 Montreal Street, we note the following differences in the scope of works priced:

Structure and envelope

This estimate allows for the removal and replacement of a new tiled roof, new flashings and rainwater goods, and the inclusion of replacing of damaged trusses and framing.

This estimate allows a new foundation beams and building releveled,

This estimate allows for the careful replacement of all external wall framing.

This estimate allows for the full replacement and decoration of weatherboards, insulation and building paper.

This estimate allows for new double glazed sash windows throughout.

Architectural

This estimate allows for a full internal demolition and replacement of internal walls, new finishes, doors, fittings and joinery and make good throughout the property.

Services

This estimate allows for the full removal and replacement of electrical works, plumbing fittings and reticulation and 3no. new heatpumps including external units.

External Works

This estimate allows for removal of debris, arborists, site clearance, and new landscaping.

General

This estimate is a conservative, yet likely and realistic scenario for the replacement of all aspects of the existing structure. Coupled with the Heritage requirements and approvals process required with such projects, means an increase in programme durations P&G costs along with careful construction methodologies, these considerations places this estimate comparatively high compared to a new build facility of a similar size.

Items Specifically Excluded

GST

Resource consent

Carter Group Management Costs

MAKE GOOD HERITAGE SITE 325
MONTREAL STREET
CARTER GROUP - UPDATE



PROJECT DETAILS

- Development Contributions
- Legal Fees
- Finance Costs
- Escalation
- Works outside of the 20 x 15m site boundaries
- Documents**
- Dave Pearson Architects Ltd plans
- Wilson and Hill Outline Specification and site visit
- Informed property inspections building report

Additional Price Options

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

CARTER GROUP - UPDATE



GFA: Gross Floor Area
Rates Current At August 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
ALL	325 Gloucester Street Works	136	6,994	951,144.23
ESTIMATED NET COST		136	6,994	951,144.23
MARGINS & ADJUSTMENTS				
	Design Contingency	5.0%		47,557.21
	Construction Contingency	15.0%		149,805.22
	Professional Fees	15.0%		172,276.00
	Resource Consent			Excl.
	Building Consent	0.8%		10,566.26
	Development Contributions			Excl.
	Legal Fees			Excl.
	Finance Costs			Excl.
	Heritage Works Contingency	5.0%		66,567.45
	Escalation			Excl.
	Rounding	0.0%		-84.05
ESTIMATED TOTAL COST		136	10,278	1,397,832.32

MAKE GOOD HERITAGE SITE 325 GLOUCESTER STREET CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SP	Site Preparation				
1	Reduce levels around the building to expose sub floor vents	m ²	300	30.00	9,000.00
88	Clear site of debris and hazardous material	m ²	136	50.00	6,800.00
2	Remove existing ramps to front door and make good, ready to reinstate stone steps	Item			1,500.00
84	Tree arborist	Item			6,000.00
7	Remove existing T&G floor boards and carefully store for reuse.	m ²	136	20.00	2,720.00
18	Remove existing roofing iron,	m ²	191	30.00	5,730.00
37	Strip existing wall linings	m ²	449	20.00	8,980.00
79	Miscellaneous make good items	m ²	136	50.00	6,800.00
	SP - Site Preparation			349/m²	47,530.00
SB	Substructure				
3	Relevel foundations	m ²	136	300.00	40,800.00
4	Replace foundation stones to the east and north facades	m ²	136	50.00	6,800.00
5	0.25 thick polythene to ground beneath the house	m ²	136	5.00	680.00
6	R1.3 Insulation to underside of house.	m ²	136	30.00	4,080.00
10	Make good sub-floor vents	Item			750.00
	SB - Substructure			391/m²	53,110.00
FR	Frame				
11	Replace existing deteriorated timber joists and bearers	m ²	136	150.00	20,400.00
15	Replace external wall timber framing with new where required	Sum			20,000.00
16	Ensure structural compliance for external and internal framing	Item			7,500.00
	FR - Frame			352/m²	47,900.00
RF	Roof				
19	Replace roofing iron	m ²	191	120.00	22,920.00
86	EV for slate roofing	m ²	191	200.00	38,200.00
20	R6.0 Insulation to roof	m ²	191	40.00	7,640.00
21	New fascias & barge boards	m	39	120.00	4,680.00
22	New spouting and downpipes	m	46	200.00	9,200.00
23	New valley flashings	m	24	120.00	2,880.00
24	New soffit linings	m	33	80.00	2,640.00
87	Timber battens for slate roofing	m ²	191	50.00	9,550.00
85	Allowance for new trusses	Item			25,000.00
	RF - Roof			902/m²	122,710.00
EW	Exterior Walls and Exterior Finish				
12	Remove existing weatherboard assume 100% removal	m ²	152	20.00	3,040.00
13	Install new weatherboards	m ²	152	220.00	33,440.00

MAKE GOOD HERITAGE SITE 325

GLOUCESTER STREET

CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
14	Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile	Sum			5,000.00
25	Install building paper	m ²	155	20.00	3,100.00
26	R3.6 Insulation to external walls	m ²	155	30.00	4,650.00
27	Replace timber eaves brackets at gable ends	No	11	500.00	5,500.00
28	Remove all externally mounted conduits and make good	Item			500.00
29	Paint the facade	m ²	152	30.00	4,560.00
89	Disposal of lead paint contaminated items (Provisional Allowance)	m ²	152	70.00	10,640.00
51	New Chimneys	No	3	5,000.00	15,000.00
EW - Exterior Walls and Exterior Finish				628/m²	85,430.00
WW	Windows and Exterior Doors				
30	Replace existing timber windows, incl sills, external facings & internal architraves	No	10	2,200.00	22,000.00
32	Sash weights to be increased	No	10	250.00	2,500.00
33	Front entry door	No	1	1,500.00	1,500.00
34	Rear entry door	No	1	1,500.00	1,500.00
WW - Windows and Exterior Doors				202/m²	27,500.00
PN	Interior Walls				
17	Replace timber framing with new where required	Sum			20,000.00
PN - Interior Walls				147/m²	20,000.00
DR	Interior Doors				
35	Internal doors to be made and installed including architraves made to match	No	9	1,200.00	10,800.00
DR - Interior Doors				79/m²	10,800.00
FF	Floor Finishes				
8	Allowance to replace broken, rotten or borer T&G floor boards.	Sum			3,500.00
9	Carpet on Underlay	m ²	119	80.00	9,520.00
36	Tiling to bathroom, kitchen and laundry including tanking	m ²	18	200.00	3,600.00
FF - Floor Finishes				122/m²	16,620.00
WF	Wall Finishes				
38	Install 13mm standard gib, l4 stopped and painted throughout	m ²	449	85.00	38,165.00
39	Timber skirtings	m	150	35.00	5,250.00
40	Cornices & mouldings	m	150	50.00	7,500.00
WF - Wall Finishes				374/m²	50,915.00
CD	Ceiling Finishes				
41	Allow new 13mm GIB ceilings throughout, incl L4 stopped and painted	m ²	136	85.00	11,560.00
43	New timber ceiling battens	m ²	136	75.00	10,200.00

MAKE GOOD HERITAGE SITE 325

GLOUCESTER STREET

CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
44	EV for curved hallway ceiling	m ²	11	150.00	1,650.00
45	Ceiling roses	No	4	300.00	1,200.00
CD - Ceiling Finishes				181/m²	24,610.00
FT	Fittings and Fixtures				
42	Kitchen and Laundry Joinery	Item			20,000.00
46	Composite stone bench tops	m	6	900.00	5,400.00
50	Wardrobe allowance	No	3	2,500.00	7,500.00
70	Toughened glazed shower screen to bath	No	1	1,000.00	1,000.00
71	Curtains	No	10	750.00	7,500.00
72	Mirror to bathroom	No	1	600.00	600.00
FT - Fittings and Fixtures				309/m²	42,000.00
PB	Sanitary Plumbing				
47	Double sink to kitchen	No	1	1,200.00	1,200.00
49	Sink to laundry	No	1	1,000.00	1,000.00
52	Bathroom Sink	No	1	650.00	650.00
53	Bath	No	1	1,200.00	1,200.00
81	Shower	No	1	500.00	500.00
54	Hot water cylinder	Item			7,000.00
55	Hot and cold reticulation	m ²	136	50.00	6,800.00
56	Cold water main connection	Item			2,000.00
74	Gas	Item			Excl.
PB - Sanitary Plumbing				150/m²	20,350.00
HV	Heating and Ventilation Services				
80	Heat pumps	No	3	7,000.00	21,000.00
82	Extractor fans	No	2	500.00	1,000.00
HV - Heating and Ventilation Services				162/m²	22,000.00
FS	Fire Services				
67	Smoke detectors	No	9	200.00	1,800.00
FS - Fire Services				13/m²	1,800.00
EL	Electrical Services				
60	New switchboard	Item			5,000.00
61	New meter & connection	Item			5,000.00
62	New wiring throughout	m ²	136	50.00	6,800.00
63	New LED Recessed lights	No	31	600.00	18,600.00
64	New power outlets	No	27	400.00	10,800.00
EL - Electrical Services				340/m²	46,200.00

MAKE GOOD HERITAGE SITE 325 GLOUCESTER STREET CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SS	Special Services				
65	TV aerial	Item			1,000.00
66	Broadband fibre connection	Item			1,000.00
68	Data outlets	No	9	350.00	3,150.00
69	Security System	Item			2,000.00
73	Phone line connection	Item			1,500.00
	SS - Special Services			64/m²	8,650.00
DG	Drainage				
57	Drainage runs incl trenching	m	16	300.00	4,800.00
58	Connection to stormwater	Item			2,000.00
59	Connection to sewer	Item			2,000.00
	DG - Drainage			65/m²	8,800.00
XW	Exterior Works				
75	General landscaping allowance	m ²	300	150.00	45,000.00
	XW - Exterior Works			331/m²	45,000.00
PG	Preliminaries				
76	Preliminaries and general allowance	Item			112,788.75
77	Additional time for Heritage related works	Item			50,000.00
	PG - Preliminaries			1,197/m²	162,788.75
MG	Margins				
78	Margin	Item			86,471.38
	MG - Margins			636/m²	86,471.38
NA	Not Applicable				
83	Rounding	Item			-40.90
	NA - Not Applicable			-1/m²	-40.90
325 GLOUCESTER STREET WORKS				6,994/m²	951,144.23

APPENDIX C

SCHEDULE COMPARISONS STANLEY SCOPE/CHATTERTON SCOPE

APPENDIX D

SCHEDULE OF AMENDMENTS TO CHATTETRTRON SCOPE

HIN 390 - FORMER DWELING AND SETTING - 325 MONTREAL STREET - SCHEDULE OF AMENDMENTS

TOM CHATTERTON - 22/04/2024	GAVIN STANLEY - ADJUSTED 26/04/2024
GFA 136 m2	GFA 136 m2

Ref	Description	Qty	Unit	Rate \$	Total Cost \$	Qty	Unit	Rate \$	Total Cost \$	Difference	Comments	
SP Site Preparation	1 Reduce levels around the building to expose sub floor vents	300	m²	30.00	9,000.00	212	m²	30.00	6,360.00	-2,640.00	Corrected measure to actual setting dimensions and deduction for building footprint	
	88 Clear site of debris and hazardous material	136	m²	50.00	6,800.00	136	m²	50.00	6,800.00	0.00		
	2 Remove existing ramps to front door and make good, ready to restate stone steps	1	Item	1,500.00	1,500.00	1	Item	1,500.00	1,500.00	0.00		
	84 Tree arborist	1	Item	6,000.00	6,000.00	1	Item	6,000.00	6,000.00	0.00		
	7 Remove existing T&G floor boards and carefully store for reuse.	136	m²	20.00	2,720.00	136	m²	20.00	2,720.00	0.00		
	18 Remove existing roofing iron,	191	m²	30.00	5,730.00	191	m²	30.00	5,730.00	0.00		
	37 Strip existing wall linings	449	m²	20.00	8,980.00	352	m²	20.00	7,040.00	-1,940.00		
	79 Miscellaneous make good items	136	m²	50.00	6,800.00	136	m²	50.00	6,800.00	0.00		
	SP - Site Preparation			\$/m2	349	47,530.00		\$/m2	316	42,950.00		-4,580.00
	SB Substructure	3 Relevel foundations	136	m²	300.00	40,800.00	136	m²	300.00	40,800.00		0.00
4 Replace foundation stones to the east and north facades		136	m²	50.00	6,800.00	136	m²	50.00	6,800.00	0.00		
5 0.25 thick polythene to ground beneath the house		136	m²	5.00	680.00	136	m²	5.00	680.00	0.00		
6 R1.3 Insulation to underside of house.		136	m²	30.00	4,080.00	136	m²	30.00	4,080.00	0.00		
10 Make good sub-floor vents		1	Item	750.00	750.00	1	Item	750.00	750.00	0.00		
SB - Substructure			\$/m2	391	53,110.00		\$/m2	391	53,110.00	0.00		
FR Frame		11 Replace existing deteriorated timber joists and bearers	136	m²	150.00	20,400.00	136	m²	150.00	20,400.00	0.00	
		15 Replace external wall timber framing with new where required	1	Sum	20,000.00	20,000.00	1	Sum	10,000.00	10,000.00	-10,000.00	
		16 Ensure structural compliance for external and internal framing	1	Item	7,500.00	7,500.00	1	Item	7,500.00	7,500.00	0.00	
		FR - Frame			\$/m2	352	47,900.00		\$/m2	279	37,900.00	-10,000.00
RF Roof	19 Replace roofing iron	191	m²	120.00	22,920.00	191	m²	120.00	22,920.00	0.00		
	86 EV for slate roofing	191	m²	200.00	38,200.00	191	m²	200.00	38,200.00	0.00		
	20 R6.0 Insulation to roof	191	m²	40.00	7,640.00	191	m²	40.00	7,640.00	0.00		
	21 New fascias & barge boards	39	m	120.00	4,680.00	39	m	120.00	4,680.00	0.00		
	22 New spouting and downpipes	46	m	200.00	9,200.00	46	m	200.00	9,200.00	0.00		
	23 New valley flashings	24	m	120.00	2,880.00	24	m	120.00	2,880.00	0.00		
	24 New soffit linings	33	m	80.00	2,640.00	33	m	80.00	2,640.00	0.00		
	87 Timber battens for slate roofing	191	m²	50.00	9,550.00	191	m²	50.00	9,550.00	0.00		
	85 Allowance for new trusses	1	Item	25,000.00	25,000.00	1	Item	10,000.00	10,000.00	-15,000.00		
	RF - Roof			\$/m2	902	122,710.00		\$/m2	792	107,710.00	-15,000.00	
EW Exterior Walls and Exterior Finish	12 Remove existing weatherboard assume 100% removal	152	m²	20.00	3,040.00	152	m²	20.00	3,040.00	0.00		
	13 Install new weatherboards	152	m²	220.00	33,440.00	152	m²	220.00	33,440.00	0.00		
	14 Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile	1	Sum	5,000.00	5,000.00	1	Sum	5,000.00	5,000.00	0.00		
	25 Install building paper	155	m²	20.00	3,100.00	155	m²	20.00	3,100.00	0.00		
	26 R3.6 Insulation to external walls	155	m²	30.00	4,650.00	155	m²	30.00	4,650.00	0.00		
	27 Replace timber eaves brackets at gable ends	11	No	500.00	5,500.00	11	No	500.00	5,500.00	0.00		
	28 Remove all externally mounted conduits and make good	1	Item	500.00	500.00	1	Item	500.00	500.00	0.00		
	29 Paint the facade	152	m²	30.00	4,560.00	152	m²	30.00	4,560.00	0.00		
	89 Disposal of lead paint contaminated items (Provisional Allowance)	152	m²	70.00	10,640.00	1	Item	5,000.00	5,000.00	-5,640.00		
	EW - Exterior Walls and Exterior Finish			\$/m2	628	85,430.00		\$/m2	587	79,790.00	-5,640.00	
WW Windows and Exterior Doors	30 Replace existing timber windows, incl sills, external facings & internal architraves	10	No	2,200.00	22,000.00	10	No	2,200.00	22,000.00	0.00		

32 Sash weights to be increased	10	No	250.00	2,500.00	2,500.00	0.00
33 Front entry door	1	No	1,500.00	1,500.00	1,500.00	0.00
34 Rear entry door	1	No	1,500.00	1,500.00	1,500.00	0.00
		\$/m2	202	27,500.00		0.00
PN Interior Walls						
17 Replace timber framing with new where required	1	Sum	10,000.00	10,000.00		-10,000.00
		\$/m2	74	10,000.00		-10,000.00
DR Interior Doors						
35 Internal doors to be made and installed including architraves made to match	9	No	1,200.00	10,800.00		0.00
		\$/m2	79	10,800.00		0.00
FF Floor Finishes						
8 Allowance to replace broken, rotten or borer T&G floor boards.	1	Sum	3,500.00	3,500.00		0.00
9 Carpet on Underlay	105	m²	80.00	8,400.00		-1,120.00
36 Tiling to bathroom, kitchen and laundry including tanking	18	m²	200.00	3,600.00		0.00
		\$/m2	114	15,500.00		-1,120.00
WF Wall Finishes						
38 Install 13mm standard gib, l4 stopped and painted throughout	352	m²	65.00	22,880.00		-15,285.00
39 Timber skirtings	130	m	35.00	4,550.00		-700.00
40 Cornices & mouldings	150	m	50.00	7,500.00		0.00
			257	34,930.00		-15,985.00
CD Ceiling Finishes						
41 Allow new 13mm GIB ceilings throughout, incl L4 stopped and painted	128	m²	65.00	8,320.00		-3,240.00
43 New timber ceiling battens	128	m²	60.00	7,680.00		-2,520.00
44 EV for curved hallway ceiling	11	m²	150.00	1,650.00		0.00
45 Ceiling roses	4	No	300.00	1,200.00		0.00
		\$/m2	139	18,850.00		-5,760.00
FT Fittings and Fixtures						
42 Kitchen and Laundry Joinery	1	Item	20,000.00	20,000.00		0.00
46 Composite stone bench tops	6	m	900.00	5,400.00		0.00
50 Wardrobe allowance	3	No	2,500.00	7,500.00		0.00
70 Toughened glazed shower screen to bath	1	No	1,000.00	1,000.00		0.00
71 Curtains	10	No	750.00	7,500.00		0.00
72 Mirror to bathroom	1	No	600.00	600.00		0.00
		\$/m2	309	42,000.00		0.00
PB Sanitary Plumbing						
47 Double sink to kitchen	1	No	1,200.00	1,200.00		0.00
49 Sink to laundry	1	No	1,000.00	1,000.00		0.00
B07.3 WC suite, including toilet seat and all associated plumbing pipework and installation	1	No	910.00	910.00		910.00
52 Bathroom Sink	1	No	650.00	650.00		0.00
53 Bath	1	No	1,200.00	1,200.00		0.00
81 Shower	1	No	500.00	500.00		0.00
54 Hot water cylinder	1	Item	3,500.00	3,500.00		-3,500.00
55 Hot and cold reticulation	136	m²	50.00	6,800.00		0.00
56 Cold water main connection	1	Item	2,000.00	2,000.00		0.00
74 Gas	1	Item	Excl.	Excl.		0.00
		\$/m2	131	17,760.00		-2,590.00
HV Heating and Ventilation Services						
80 Heat pumps	3	No	4,000.00	12,000.00		-9,000.00
82 Extractor fans	2	No	500.00	1,000.00		0.00
		\$/m2	96	13,000.00		-9,000.00
FS Fire Services						
67 Smoke detectors	9	No	200.00	1,800.00		0.00
		\$/m2	13	1,800.00		0.00
EL Electrical Services						
60 New switchboard	1	Item	3,000.00	3,000.00		-2,000.00
61 New meter & connection	0	Item	5,000.00	0.00		-5,000.00
62 New wiring throughout	136	m²	50.00	6,800.00		0.00
63 New LED Recessed lights	31	No	150.00	4,650.00		-13,950.00
64 New power outlets	27	No	100.00	2,700.00		-8,100.00
		\$/m2	126	17,150.00		-29,050.00

Allowance too high, agreed that there does need to be an allowance due to the amount of internal and external deconstruction which may affect the original framework

Corrected measure

Corrected measure and adjusted to standard rate
Corrected measure

Corrected measure and adjusted to standard rate

Corrected measure and adjusted to standard rate

Additional item as missed

Reduced rate for small domestic setting, not commercial

Reduced rate

Reduced rate for small domestic setting, not commercial
Included by power provider

Reduced rate
Reduced rate

APPENDIX E

SCHEDULE OF AMENDMENTS, RISK TO CHATTERTON SCOPE

HIN 390 - FORMER DWELING AND SETTING - 325 MONTREAL STREET -
SCHEDULE OF AMENDMENTS - RISK

TOM CHATTERTON - 22/04/2024	GAVIN STANLEY - ADJUSTED 26/04/2024
GFA 136 m2	GFA 136 m2

Ref	Description	Qty	Unit	Rate \$	Total Cost \$	Qty	Unit	Rate \$	Total Cost \$	Difference	Comments	
FR Frame 15 Replace external wall timber framing with new where required	FR - Frame	1	Sum	20,000.00	20,000.00	1	Sum	10,000.00	10,000.00	-10,000.00	Allowance too high, agreed that there does need to be an allowance due to the amount of internal and external deconstruction which may affect the original framework	
PN Interior Walls 17 Replace timber framing with new where required	PN - Interior Walls											
		1	Sum	20,000.00	20,000.00	1	Sum	10,000.00	10,000.00	-10,000.00	Allowance too high, agreed that there does need to be an allowance due to the amount of internal and external deconstruction which may affect the original framework	
PG Preliminaries 77 Additional time for Heritage approvals	PN - Interior Walls											
		1	Item	50,000.00	50,000.00							Omitted as included within programme and contingency although this is a simple project which would not require much input
MG Margins 78 Margin	PG - Preliminaries											
325 MONTREAL STREET WORKS	MG - Margins	10	%	90,000.00	9,000.00	8.0	%	20,000.00	1,600.00	-7,400.00	Adjusted from 10% to 8% as current market rates	
ESTIMATED NET COST												
MARGINS & ADJUSTMENTS Design Contingency Construction Contingency Professional Fees Building Consent Heritage Works Contingency		5.0 %			4,950.00	5.0 %			1,080.00	-3,870.00	Reduced as limited risk with all allowances Omitted as not required due to extensive replacement scope with modern materials to replica of simple building	
		15.0 %			15,592.50	10.0 %			2,268.00	-13,324.50		
		15.0 %			17,931.38	15.0 %			3,742.20	-14,189.18		
		0.8 %			1,099.79	0.8 %			229.52	-870.27		
		1 Item			66,567.45	0.0 %			0.00	-66,567.45		
ESTIMATED TOTAL COST												
							</					

Note: The figure allowed 'Heritage Works Contingency' has been taken from the original estimate and this was a pure risk item which I have omitted

**CHRISTCHURCH CITY COUNCIL
PLAN CHANGE 14
HERITAGE
BLUE COTTAGE (325 MONTREAL STREET)
EXPERT WITNESS REPORTS/REVIEW
TOM CHATTERTON 29 APRIL 2024
APPENDIX 3**

CARTER GROUP - UPDATE

September 2023

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

CARTER GROUP - UPDATE

PROJECT DETAILS

Basis of Estimate

This is a cost estimate for the heritage building situated at 325 Montreal St Christchurch, for the Carter Group.

These costs are based on the project being competitively tendered with local suppliers.

Items Specifically Included

Heat pumps incl Outdoor Units

LED Recessed lighting

Note: Following the review of "Statement Of Primary Evidence of Gavin John Stanley on behalf of Christchurch City Council - Qualifying Matter:Heritage (Heritage Sites)" in which sets out a Budget Repair Estimate for 325 Montreal Street, we note the following differences in the scope of works priced:

Structure and envelope

This estimate allows for the removal and replacement of a new tiled roof, new flashings and rainwater goods, and the inclusion of replacing of damaged trusses and framing.

This estimate allows a new foundation beams and building releveled,

This estimate allows for the careful replacement of all external wall framing.

This estimate allows for the full replacement and decoration of weatherboards, insulation and building paper.

This estimate allows for new double glazed sash windows throughout.

Architectural

This estimate allows for a full internal demolition and replacement of internal walls, new finishes, doors, fittings and joinery and make good throughout the property.

Services

This estimate allows for the full removal and replacement of electrical works, plumbing fittings and reticulation and 3no. new heatpumps including external units.

External Works

This estimate allows for removal of debris, arborists, site clearance, and new landscaping.

General

This estimate is a conservative, yet likely and realistic scenario for the replacement of all aspects of the existing structure. Coupled with the Heritage requirements and approvals process required with such projects, means an increase in programme durations P&G costs along with careful construction methodologies, these considerations places this estimate comparatively high compared to a new build facility of a similar size.

Items Specifically Excluded

GST

Resource consent

Carter Group Management Costs

MAKE GOOD HERITAGE SITE 325
MONTREAL STREET
CARTER GROUP - UPDATE



PROJECT DETAILS

- Development Contributions
- Legal Fees
- Finance Costs
- Escalation
- Works outside of the 20 x 15m site boundaries
- Documents**
- Dave Pearson Architects Ltd plans
- Wilson and Hill Outline Specification and site visit
- Informed property inspections building report

Additional Price Options

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

CARTER GROUP - UPDATE



GFA: Gross Floor Area
Rates Current At August 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
ALL	325 Gloucester Street Works	136	6,994	951,144.23
ESTIMATED NET COST		136	6,994	951,144.23
MARGINS & ADJUSTMENTS				
	Design Contingency	5.0%		47,557.21
	Construction Contingency	15.0%		149,805.22
	Professional Fees	15.0%		172,276.00
	Resource Consent			Excl.
	Building Consent	0.8%		10,566.26
	Development Contributions			Excl.
	Legal Fees			Excl.
	Finance Costs			Excl.
	Heritage Works Contingency	5.0%		66,567.45
	Escalation			Excl.
	Rounding	0.0%		-84.05
ESTIMATED TOTAL COST		136	10,278	1,397,832.32

MAKE GOOD HERITAGE SITE 325 GLOUCESTER STREET CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SP	Site Preparation				
1	Reduce levels around the building to expose sub floor vents	m ²	300	30.00	9,000.00
88	Clear site of debris and hazardous material	m ²	136	50.00	6,800.00
2	Remove existing ramps to front door and make good, ready to reinstate stone steps	Item			1,500.00
84	Tree arborist	Item			6,000.00
7	Remove existing T&G floor boards and carefully store for reuse.	m ²	136	20.00	2,720.00
18	Remove existing roofing iron,	m ²	191	30.00	5,730.00
37	Strip existing wall linings	m ²	449	20.00	8,980.00
79	Miscellaneous make good items	m ²	136	50.00	6,800.00
	SP - Site Preparation			349/m²	47,530.00
SB	Substructure				
3	Relevel foundations	m ²	136	300.00	40,800.00
4	Replace foundation stones to the east and north facades	m ²	136	50.00	6,800.00
5	0.25 thick polythene to ground beneath the house	m ²	136	5.00	680.00
6	R1.3 Insulation to underside of house.	m ²	136	30.00	4,080.00
10	Make good sub-floor vents	Item			750.00
	SB - Substructure			391/m²	53,110.00
FR	Frame				
11	Replace existing deteriorated timber joists and bearers	m ²	136	150.00	20,400.00
15	Replace external wall timber framing with new where required	Sum			20,000.00
16	Ensure structural compliance for external and internal framing	Item			7,500.00
	FR - Frame			352/m²	47,900.00
RF	Roof				
19	Replace roofing iron	m ²	191	120.00	22,920.00
86	EV for slate roofing	m ²	191	200.00	38,200.00
20	R6.0 Insulation to roof	m ²	191	40.00	7,640.00
21	New fascias & barge boards	m	39	120.00	4,680.00
22	New spouting and downpipes	m	46	200.00	9,200.00
23	New valley flashings	m	24	120.00	2,880.00
24	New soffit linings	m	33	80.00	2,640.00
87	Timber battens for slate roofing	m ²	191	50.00	9,550.00
85	Allowance for new trusses	Item			25,000.00
	RF - Roof			902/m²	122,710.00
EW	Exterior Walls and Exterior Finish				
12	Remove existing weatherboard assume 100% removal	m ²	152	20.00	3,040.00
13	Install new weatherboards	m ²	152	220.00	33,440.00

MAKE GOOD HERITAGE SITE 325

GLOUCESTER STREET

CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
14	Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile	Sum			5,000.00
25	Install building paper	m ²	155	20.00	3,100.00
26	R3.6 Insulation to external walls	m ²	155	30.00	4,650.00
27	Replace timber eaves brackets at gable ends	No	11	500.00	5,500.00
28	Remove all externally mounted conduits and make good	Item			500.00
29	Paint the facade	m ²	152	30.00	4,560.00
89	Disposal of lead paint contaminated items (Provisional Allowance)	m ²	152	70.00	10,640.00
51	New Chimneys	No	3	5,000.00	15,000.00
EW - Exterior Walls and Exterior Finish				628/m²	85,430.00
WW	Windows and Exterior Doors				
30	Replace existing timber windows, incl sills, external facings & internal architraves	No	10	2,200.00	22,000.00
32	Sash weights to be increased	No	10	250.00	2,500.00
33	Front entry door	No	1	1,500.00	1,500.00
34	Rear entry door	No	1	1,500.00	1,500.00
WW - Windows and Exterior Doors				202/m²	27,500.00
PN	Interior Walls				
17	Replace timber framing with new where required	Sum			20,000.00
PN - Interior Walls				147/m²	20,000.00
DR	Interior Doors				
35	Internal doors to be made and installed including architraves made to match	No	9	1,200.00	10,800.00
DR - Interior Doors				79/m²	10,800.00
FF	Floor Finishes				
8	Allowance to replace broken, rotten or borer T&G floor boards.	Sum			3,500.00
9	Carpet on Underlay	m ²	119	80.00	9,520.00
36	Tiling to bathroom, kitchen and laundry including tanking	m ²	18	200.00	3,600.00
FF - Floor Finishes				122/m²	16,620.00
WF	Wall Finishes				
38	Install 13mm standard gib, l4 stopped and painted throughout	m ²	449	85.00	38,165.00
39	Timber skirtings	m	150	35.00	5,250.00
40	Cornices & mouldings	m	150	50.00	7,500.00
WF - Wall Finishes				374/m²	50,915.00
CD	Ceiling Finishes				
41	Allow new 13mm GIB ceilings throughout, incl L4 stopped and painted	m ²	136	85.00	11,560.00
43	New timber ceiling battens	m ²	136	75.00	10,200.00

MAKE GOOD HERITAGE SITE 325

GLOUCESTER STREET

CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
44	EV for curved hallway ceiling	m ²	11	150.00	1,650.00
45	Ceiling roses	No	4	300.00	1,200.00
CD - Ceiling Finishes				181/m²	24,610.00
FT	Fittings and Fixtures				
42	Kitchen and Laundry Joinery	Item			20,000.00
46	Composite stone bench tops	m	6	900.00	5,400.00
50	Wardrobe allowance	No	3	2,500.00	7,500.00
70	Toughened glazed shower screen to bath	No	1	1,000.00	1,000.00
71	Curtains	No	10	750.00	7,500.00
72	Mirror to bathroom	No	1	600.00	600.00
FT - Fittings and Fixtures				309/m²	42,000.00
PB	Sanitary Plumbing				
47	Double sink to kitchen	No	1	1,200.00	1,200.00
49	Sink to laundry	No	1	1,000.00	1,000.00
52	Bathroom Sink	No	1	650.00	650.00
53	Bath	No	1	1,200.00	1,200.00
81	Shower	No	1	500.00	500.00
54	Hot water cylinder	Item			7,000.00
55	Hot and cold reticulation	m ²	136	50.00	6,800.00
56	Cold water main connection	Item			2,000.00
74	Gas	Item			Excl.
PB - Sanitary Plumbing				150/m²	20,350.00
HV	Heating and Ventilation Services				
80	Heat pumps	No	3	7,000.00	21,000.00
82	Extractor fans	No	2	500.00	1,000.00
HV - Heating and Ventilation Services				162/m²	22,000.00
FS	Fire Services				
67	Smoke detectors	No	9	200.00	1,800.00
FS - Fire Services				13/m²	1,800.00
EL	Electrical Services				
60	New switchboard	Item			5,000.00
61	New meter & connection	Item			5,000.00
62	New wiring throughout	m ²	136	50.00	6,800.00
63	New LED Recessed lights	No	31	600.00	18,600.00
64	New power outlets	No	27	400.00	10,800.00
EL - Electrical Services				340/m²	46,200.00

MAKE GOOD HERITAGE SITE 325 GLOUCESTER STREET CARTER GROUP - UPDATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 136 m² Cost/m²: 6,994
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SS	Special Services				
65	TV aerial	Item			1,000.00
66	Broadband fibre connection	Item			1,000.00
68	Data outlets	No	9	350.00	3,150.00
69	Security System	Item			2,000.00
73	Phone line connection	Item			1,500.00
	SS - Special Services			64/m²	8,650.00
DG	Drainage				
57	Drainage runs incl trenching	m	16	300.00	4,800.00
58	Connection to stormwater	Item			2,000.00
59	Connection to sewer	Item			2,000.00
	DG - Drainage			65/m²	8,800.00
XW	Exterior Works				
75	General landscaping allowance	m ²	300	150.00	45,000.00
	XW - Exterior Works			331/m²	45,000.00
PG	Preliminaries				
76	Preliminaries and general allowance	Item			112,788.75
77	Additional time for Heritage related works	Item			50,000.00
	PG - Preliminaries			1,197/m²	162,788.75
MG	Margins				
78	Margin	Item			86,471.38
	MG - Margins			636/m²	86,471.38
NA	Not Applicable				
83	Rounding	Item			-40.90
	NA - Not Applicable			-1/m²	-40.90
325 GLOUCESTER STREET WORKS				6,994/m²	951,144.23