BEFORE THE INDEPENDENT HEARING COMMISSIONERS IN CHRISTCHURCH

TE MAHERE À-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

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

- 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 Stanleys agreed adjustments
- 4.2 Appendix 2 Gavin Stanleys 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
 - (I) 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)

- 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 Stanleys 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 | CHATTERTON SCOPE |
|-----------------------------|---------------|------------------|
| | Appendix 1/A | 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

Estimate Clarifications

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 Stanleys 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 Apendices is that overall an increase from \$586,259 to \$861,151 an increase of \$274,892.00. Since Expert conferning on the 29th April 2024 this difference has changed to \$275,722.00

| Code | Description | Quantity | Unit | Rate | Total |
|--------------|--|----------|------|------|------------|
| | EXTERNAL | <u> </u> | | | |
| oint Witness | | | | | |
| A01 | GENERAL EXTERNAL | | | | 127,365.00 |
| A02 | ELEVATION - NORTH EAST | | | | 4,420.00 |
| 403 | ELEVATION - NORTH WEST | | | | 1,290.00 |
| A04 | ELEVATION - SOUTH WEST | | | | 4,320.00 |
| A05 | ELEVATION - SOUTH EAST | | | | 1,680.00 |
| | INTERNAL | | | | |
| 301 | GENERAL INTERNAL | | | | 153,812.00 |
| 302 | SPACE G1 | | | | Included |
| 303 | SPACE G2 | | | | Included |
| B04 | SPACE G3 (HALLWAY) | | | | Included |
| B05 | SPACE G4 | | | | Included |
| B06 | SPACE G5 | | | | Included |
| B07 | SPACE G6 (TOILET) | | | | 3,920.00 |
| 308 | SPACE G7 (BATHROOM) | | | | 8,420.00 |
| 809 | SPACE G8 | | | | 500.00 |
| 310 | 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 |
| 26 | MARGIN | 8 | % | | 32,900.00 |
| -20 | SUBTOTAL | Ü | ,0 | | 443,259.00 |
| E27 | CONTRACT CONTINGENCIES | 15 | % | | 66,500.00 |
| :2/ | CONTRACT CONTINGENCIES | 15 | 70 | | 66,300.00 |
| | SUBTOTAL | | | | 509,759.00 |
| E28 | OTHER DEVELOPMENT COSTS | 15 | % | | 76,500.00 |
| | TOTAL ANTICIPATED CONSTRUCTION COST (EXCLUDES GST) | | | | 586,259.00 |
| Code | | Quantity | Jnit | Rate | Total |
| A01 | GENERAL EXTERNAL | | - | | · |

| Cod | de Description | Quantity Unit | Rate | Total | |
|--------|--|---------------|-----------|-------|-----------|
| A01 | GENERAL EXTERNAL | | | | |
| | Site preparation | | | | |
| A01.1 | Allow for removal of all temporary coverings to existing windows and doors | 1 Item | 260.00 | | 260.00 |
| | Roof | | | | |
| 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 |
| | Substructure | | | | |
| A01.6 | Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum | 1 Sum | 10,000.00 | | 10,000.00 |
| | Exterior walls and exterior finish | | | | |
| 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 |
| | Windows and exterior doors | | | | |
| | 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 Uodate of Rhodes Estimate | | Mr Stanley agreement | | Upd | ated |
|---|--|---|----------------------|----|--|---|
| 194,685.0 3,800.0 1,290.0 4,880.0 1,680.0 187,882.0 Included Included Included Included Included Included 3,010.0 8,450.0 500.0 | | | Mr Stanley agreement | | Included Included Included Included Included Included | 127,365.00 4,420.00 1,290.00 4,320.00 1,680.00 154,162.00 3,010.00 8,450.00 500.00 4,900.00 |
| 100.0 3,240.0 10,000.0 | o o | | | | | 100.00 2,160.00 10,000.00 |
| 2,000.0 | | ļ | | | | 2,000.00 |
| 426,417.0 105,434.2 | 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 | | | 324,357.00 85,472.00 |
| 531,851.2 | | | | | | 409,829.00 |
| 10 % 53,200.0 | 2070 margin due to directinable project | | Disagree | % | | 32,800.00 |
| 585,051.2 | | | | | | 442,629.00 |
| | Contingencies to incude heritage and unknowns, and scope yet to be identified | | Disagree | % | | 66,400.00 |
| 748,851.2 15 % 112,300.0 | | ŀ | 15 | % | | 509,029.00 76,400.00 |
| 861,151.0 | 1 | ı | 13 | 70 | | 585,429.00 |
| | | | | | | |
| \$ 260.00 | | | | | s s | 260.00 |
| \$ 32,470.00 | | | | | s | 32,470.00 |
| | 37m2 @\$100/m based on industry rates | | Disagree | | s | 2,590.00 |
| | 1 9m2 @\$200/m based on industry rates 45m @ \$120/m based on industry rates | | Disagree Disagree | | s | 2,090.00 3,015.00 |
| | , | | | | s | - |
| \$ 10,000.00 | | | | | s | 10,000.00 |
| \$ 2,000.00 | | | | | s | 2,000.00 |
| | Risk allowance too low, but left as is for scope comm | | | | S | 10,260.00 |
| \$ 29,070.00 | | | | | \$ | 29,070.00 |
| \$ 20,000.00 | Risk allowance required higher than \$2K | | Disagree | | s | 2,000.00 |
| | | | | | s | - |
| \$ 2,200.00 | | | | | \$ | 2,200.00 |

RLR Undate of Rhodes Estimate

| 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 | | 5 | 590.00 | 2,950.00 |
| | gear | 1.0 | N | | |
| 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) External Doors | | | | 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 | 1 | 1 | 1,000.00 | 1,000.00 |
| A01.19 | door Allowance for the replacement of door sill repair of door, | 1 | 1 | 1,240.00 | 1,240.00 |
| | strip paint and redecorate - G11 | İ | tem | | |
| A01.20 | Allowance for draft proofing to doors (Healthy Homes requirement) Drainage | 2 | 2 Nr | 110.00 | 220.00 |
| A01.21 | Allowance for CCTV survey and jetting/cleaning out | 1 | 1 | 1,200.00 | 1,200.00 |
| | drainage | 1 | tem. | | |
| A01.22 | Allowance for replacement of any damaged drainage - Provisional Sum | | Sum | 2,000.00 | 2,000.00 |
| A01.23 | External works Remove tree to north east corner - Provisional Sum | 1 | 1 | 5.000.00 | 5,000.00 |
| A01.23 | Kemove liee to norm easi comer - novisional som | | Sum | 3,000.00 | 3,000.00 |
| A01.24 | General landscaping - Provisional Sum | 1 | | 2,000.00 | 2,000.00 |
| A01.25 | Replacement of road side fencing to Gloucester Street | | l tem | 3,200.00 | 3,200.00 |
| | | | | | |
| A02 | ELEVATION - NORTH EAST | | | | |
| | Window | | | | |
| A02.1 | Remove aluminium cover sill and replace with new timber sill - assumed rotten Exterior walls and exterior finish | 1 I | l tem | 620.00 | 620.00 |
| A02.2 | Remove plant on timber to comer post and allow for replacement | 1 | l tem | 1,290.00 | 1,290.00 |
| | | 1 | lem | | |
| | External works | l | iem | | |
| A02.3 | | 1 | | 2,510.00 | 2,510.00 |
| A02.3 A02.4 | External works Allow for the removal of the existing ramp, replace with | 1 | l tem | 2,510.00 Excluded | 2,510.00 Excluded |
| | External works Allow for the removal of the existing ramp, replace with firmber step and make good area disturbed Missing veranda not required to be reinstated | 1 1 | l tem | | |
| | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST | 1 1 | l tem | | |
| A02.4 | External works Allow for the removal of the existing ramp, replace with firmber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window | 1 | l Item | Excluded | Excluded |
| A02.4 | External works Allow for the removal of the existing ramp, replace with firmber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section | 1 | l Item | | |
| A02.4 A03 A03.1 | External works Allow for the removal of the existing ramp, replace with firmber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish | 1 | I tem | Excluded 670.00 | Excluded 670.00 |
| A02.4 | External works Allow for the removal of the existing ramp, replace with firmber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section | 1 | I tem | Excluded | Excluded |
| A02.4 A03 A03.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post | 1 | tem ttem | Excluded 670.00 | Excluded 670.00 |
| A02.4 A03 A03.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST | 1 | tem ttem | Excluded 670.00 | Excluded 670.00 |
| A02.4 A03 A03.1 A03.2 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall | 1 | tem ttem | Excluded 670.00 | Excluded 670.00 |
| A02.4 A03 A03.1 A03.2 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum | 1 | tem ttem | 670.00 620.00 | 670.00 620.00 |
| A02.4 A03 A03.1 A03.2 A04 A04.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum Exterior walls and exterior finish | 1 Sum | tem ttem | 670.00 620.00 3,600.00 | 670.00 620.00 3,600.00 |
| A02.4 A03 A03.1 A03.2 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum | 1 | tem ttem | 670.00 620.00 | 670.00 620.00 |
| A02.4 A03 A03.1 A03.2 A04 A04.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum Exterior walls and exterior finish Allow for the removal of exposed service pipework and moke good penetrations | 1 Sum | tem ttem | 670.00 620.00 3,600.00 | 670.00 620.00 3,600.00 |
| A02.4 A03.1 A03.2 A04.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to malch existing - Provisional Sum Exterior walls and exterior finish Allow for the removal of exposed service pipework and make good penetrations ELEVATION - SOUTH EAST | 1 Sum | tem ttem | 670.00 620.00 3,600.00 | 670.00 620.00 3,600.00 |
| A02.4 A03 A03.1 A03.2 A04 A04.1 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum Exterior walls and exterior finish Allow for the removal of exposed service pipework and make good penetrations ELEVATION - SOUTH EAST Substructure | 1 Sum | tem ttem | 670.00 620.00 3,600.00 | 670.00 620.00 3,600.00 |
| A02.4 A03 A03.1 A03.2 A04 A04.1 A04.2 | External works Allow for the removal of the existing ramp, replace with fimber step and make good area disturbed Missing veranda not required to be reinstated ELEVATION - NORTH WEST Window Carry out repairs to rotten section Exterior walls and exterior finish Remove and carry out new timber splice repair to wall post ELEVATION - SOUTH WEST Roof Missing chimney not to be reinstated, make good wall and roof to malch existing - Provisional Sum Exterior walls and exterior finish Allow for the removal of exposed service pipework and make good penetrations ELEVATION - SOUTH EAST | 1 Sum | tem ttem | 670.00 620.00 3,600.00 | 570.00 620.00 3,600.00 |

| \$ | \$ 8,680.00 | | | | \$ | 8,680.00 |
|----|--------------|--|---|----------|----------|----------|
| | | | | | | |
| s | \$ 2,950.00 | | | | s | 2,950.00 |
| - | 2,750.00 | | | | • | 2,550.00 |
| S | \$ 2,235.00 | 60% of 14.9m2 @ \$250/m2 based on industry rates | | Disagree | s | 1,600.00 |
| | | | | | | |
| S | \$ 500.00 | | | | S | 320.00 |
| | | | | | Excluded | |
| | | | | | | |
| | | | | | S | - |
| S | \$ 2,000.00 | | | | \$ | 2,000.00 |
| | | | | | S | - |
| S | \$ 1,500.00 | | | | s | 1,000.00 |
| S | \$ 1,240.00 | | | | s s | 1,240.00 |
| - | 3 1,240.00 | | | | 3 | 1,240.00 |
| | | | | | | |
| 5 | \$ 220.00 | | | | S | 220.00 |
| | | | | | | |
| | | | | | S | - |
| S | \$ 1,200.00 | | | | S | 1,200.00 |
| | | n i n n n n n n n n n n n n n n n n n n | | | | 2 000 00 |
| S | 5 15,000.00 | Repair allowance unknown Risk item of \$15,000 to be appropriate. | 1 | Disagree | S | 2,000.00 |
| _ | | _ | 1 | | s | _ |
| | \$ 5,000.00 | | | | s | 5,000.00 |
| - | 3 3,000.00 | | | | 3 | 3,000.00 |
| S | \$ 31,800,00 | 212m2 at \$150/m2 allowance | | Disagree | s | 2,000.00 |
| | \$ 3,200.00 | | | | s | 3,200.00 |
| 4 | 3 3,200.00 | | | | 3 | 3,200.00 |
| | | | | | s | |
| | | | | | ŝ | |
| | | | | | S | - |
| | | | | | | |
| S | S - | | | | S | 620.00 |
| | | | | | s | |
| | | | | | | |
| 3 | \$ 1,290.00 | | | | S | 1,290.00 |
| | | | | | s | |
| | \$ 2,510.00 | | | | s | 2,510.00 |
| - | 3 2,510.00 | | | | 3 | 2,510.00 |
| | | | | | | |
| | | | | | S | - |
| | | | | | s | - |
| | | | | | ŝ | _ |
| | | | 1 | | \$ | - |
| s | 6 670.00 | Scope unknown further risk allowance should be applied but left to | | | s | 670.00 |
| 3 | o 670.00 | align with GS Scope | | | 3 | 670.00 |
| _ | | • | 1 | | s | - |
| S | \$ 620.00 | | | | s | 620.00 |
| - | 020.00 | | | | 3 | 020.00 |
| | | | 1 | | s | _ |
| | | | 1 | | ŝ | _ |
| | | | 1 | | s | |
| | \$ 3,600.00 | | | | s | 3,600.00 |
| 4 | . 5,000.00 | | | | * | 5,000.00 |
| | | | | | | |
| _ | | | 1 | | s | - |
| S | \$ 1,280.00 | 2 guys 2 days allowance | | Disagree | S | 720.00 |
| | | | 1 | | _ | |
| | | | 1 | | s | - |
| | | | 1 | | ŝ | - |
| | | | 1 | | S | - |
| S | \$ 1,040.00 | | | | \$ | 1,040.00 |
| | | | 1 | | | |
| | | | L | | S | - |
| | | | | | | |

| 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> | | | | |
| 301.1 | Allowance for a heavy clean of all surfaces by specialist contractor - Provisional Sum | 1 Sum | | 30,000.00 | 30,000.00 |
| 801.2 | Allowance for the removal and disposal of all loose material and flooring (excludes floor boards) | 1 Item | | | Included |
| 01.3 | 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> | | | | |
| i01.4 noisture barr | Allow for the installation of a black polythene 135 m2 ier to underside of timber floor (Healthy Homes requirement if possib | | 3.00 | | 3,105.00 |
| Ipper floors | | | | | |
| i01.5 dispose off sit | Allowance to strip existing floor boards and 21 m2 te, replace with new - Provisional | 260 | 0.00 | | 5,460.00 |
| uantity 15% 01.6 | of GFA Allowance for the replacement of floor joists 1 Sum | 1.000 | 00 as | required - | 1,000.00 |
| travisional Si 101.7 | | | 1.00 ds | | 4,185.00 |
| 01.7 | (Healthy Homes requirement if possible) Interior walls | 3 | 1.00 | | 4,155.00 |
| 01.8 | Replace element of framing if required - Provisional Sum | 1 Sum | | 1,000.00 | 1,000.00 |
| 01.9 | Interior doors Ease and adjust all doors, including stripping paint and redecoration of doors, frames and architrave | | 10 No | 1,280.00 | 12,800.00 |
| 01.10 | Allowance for general repairs to doors and rehanging where necessary - Provisional Sum | 1 Sum | | 2,500.00 | 2,500.00 |
| 01.11 | Strip paint from glazed panels - G7 | 1 Item | | 290.00 | 290.00 |
| 01.12 | Ease and adjust cabinet doors including stripping existing paint and re-decorate Wall finishes | | 5 N | 470.00 | 2,350.00 |
| 01.13 | Make good damaged plaster as required (based on 10% wall area) - Provisional Sum | 1 Sum | | 5,920.00 | 5,920.00 |
| 01.14 | Redecorate plaster walls | | 296 | 30.00 | 8,880.00 |
| 01.15 | Allow for stripping existing paint and re-decorate timber walls | | 43 m2 | 255.00 | 10,965.00 |
| 01.16 | Allow for stripping existing paint and re-decorate brickwork | | 13 m2 | 255.00 | 3,315.00 |
| 01.17 | Allow for stripping existing paint and re-decorate picture rails | 39 m | m2 | 34.00 | 1,326.00 |
| 01.18 | Allow for stripping existing paint and re-decorate skirtings | | 130 m | 34.00 | 4,420.00 |
| | Ceiling finishes | | *** | | |
| 01.19 | Make good damaged plaster as required (based on 10% ceiling area) - Provisional Sum | 1 Sum | | 2,816.00 | 2,816.00 |
| 01.20 | Redecorate ceilings | | 128 | 30.00 | 3,840.00 |
| 01.21 | Allow for R 3.3 insulation to ceiling (Healthy Homes requirement if possible) Floor finishes | | 135 m2 | 22.00 | 2,970.00 |
| 01.22 | Allowance for new carpet on underlay | | 105 | 90.00 | 9,450.00 |
| 01.23 | Allowance for new vinyl | | 18 | 80.00 | 1,440.00 |
| 01.24 | Extra value for waterproofing in wet areas | | ^ 5 | 50.00 | 250.00 |
| | Sanitary plumbing | | | | |
| 01.25 | Allowance for remedial work to existing pipework - Provisional Sum Heating and ventilation services | 1 Sum | | 1,000.00 | 1,000.00 |
| 01.26 | Allow for heat pump including all associated builders works to living room (Healthy Homes requirement) | | 1 N | 3,500.00 | 3,500.00 |
| 01.27 | Allow for mechanical extract ventilation including all associated builders works to kitchen, bathroom and toilet | | 0 3 N | 750.00 | 2,250.00 |
| | (Healthy Homes requirement) | | 0 | | |
| | Fire services | | | | |

| \$ 640.00 | | \$ | 640.00 |
|--|----------|----|-----------|
| | | | |
| | | \$ | - |
| | | ŝ | - |
| | | \$ | - |
| \$ 30,000.00 | | s | 30,000.00 |
| | | | |
| | | \$ | - |
| | | | |
| E 1040 00 Commission Theory Plant 42 days for 2 and a labour | Disagree | s | 360.00 |
| \$ 1,040.00 Scope unknown. I have allowed 2 days for 2 people as labour | Disagree | , | 300.00 |
| | | | |
| | | S | - |
| \$ 3,105.00 | | \$ | 3,105.00 |
| | | | |
| \$ 5,460.00 | | s | 5,460.00 |
| | | | |
| | | | |
| \$ 13,600.00 Risk allowance too low allowance of \$100/m2 of the GFA | Disagree | s | 1,000.00 |
| | | | , |
| \$ 4,185.00 | | s | 4,185.00 |
| 9 | | s | .,100.00 |
| | | \$ | - |
| \$ 20,000.00 Risk allowance too low, applied unknown rsk allowance from TC | Disagree | s | 1,000.00 |
| Estimate | Disagicc | 3 | 1,000.00 |
| | | S | _ |
| \$ 12,800.00 | | \$ | 12,800.00 |
| | | | |
| \$ 2,500.00 | | s | 2,500.00 |
| | | | |
| \$ 290.00 Unknown scope | | \$ | 290.00 |
| \$ 2,350.00 | | s | 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 | | S | 1,326.00 |
| 3 1,320.00 | | , | 1,320.00 |
| \$ 4,420.00 | | s | 4,420.00 |
| | | | |
| | | S | - |
| \$ 2,816.00 10% is too low, but kept to keep same scope | | S | 2,816.00 |
| | | | |
| \$ 3,840.00 | | \$ | 3,840.00 |
| \$ 4,050.00 \$30/m2 to be used for this insulation | Disagree | \$ | 2,970.00 |
| | | | |
| | | S | - |
| \$ 9,450.00 | | \$ | 9,450.00 |
| \$ 1,800.00 18m2 at \$100/m2 | Disagree | \$ | 1,440.00 |
| \$ 600.00 5m2 at \$120/m2 | Agree | S | 600.00 |
| | | S | |
| \$ 1,000.00 Risk level too low, but left to be in line with GS Scope | Disagree | S | 1,000.00 |
| The second secon | | - | -,000.00 |
| | | s | - |
| \$ 3,500.00 Allowance eincludes indoor and outdoor unit incl slab to fix to. | Disagree | s | 3,500.00 |
| The same of the sa | | - | -, |
| | | | |
| \$ 2,250.00 | | \$ | 2,250.00 |
| | | | |
| | | | |
| | I I | S | - |

| B01.28 | Allowance for smoke alarms ((Healthy Homes requirement | 4 | 80.00 | 320.00 |
|--------|--|-----------|----------|-----------|
| | long life battery) - Provisional Quantity <u>Electrical Services</u> | N 0 | | |
| B01.29 | Allow for the removal and replacement of all electrical reliculation 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 | 1 | 2,800.00 | 2,800.00 |
| B01.31 | Special services Allowance for new fibre connection | 1 Item | 1,000.00 | 1,000.00 |
| | | | | |
| B07 | SPACE G6 (TOILET) | | | |
| | Wall finishes | | | |
| B07.1 | Locally treat area of suspected borer | 1 Item | 300.00 | 300.00 |
| B07.2 | Sanitary plumbing Allow to reinstate and test pipework upon completion - | 1 Item | 600.00 | 600.00 |
| B07.3 | Provisional Sum WC suite, including toilet seat and all associated plumbing | 1 | 910.00 | 910.00 |
| | pipework and installation | N o | | |
| B07.4 | Wash hand basin vanity units including tap ware, pipework and installation | 1 N | 1,810.00 | 1,810.00 |
| B07.5 | Allow for hardware, including toilet roll holders, soap dishes and towel rails | 1 N | 300.00 | 300.00 |
| | | | | |
| B08 | SPACE G7 (BATHROOM) | | | |
| | Wall finishes | | | |
| 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 m | 60.00 | 360.00 |
| | Sanitary plumbing | | | |
| 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 N | 910.00 | 910.00 |
| B08.6 | Wash hand basin vanity units including tap ware, pipework | 0 | 1,810.00 | 1,810.00 |
| B08.7 | and installation Shower, including shower rose, mixer etc, including pipework and installation | N 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 |
| | | | | |
| B09 | SPACE G8 | | | |
| B09.1 | Wall finishes Locally freat area of suspected borer | 1 Item | 500.00 | 500.00 |
| | | | | |
| B10 | SPACE G9 (KITCHEN) Fittings and fixtures | | | |
| B10.1 | Remedial works to existing kitchen units including new taps and stripping paint and re-decoration | l Item | 4,900.00 | 4,900.00 |
| | | | | |
| B11 | SPACE G10 | | | |
| | Ceiling finishes | | | |
| B11.1 | Allow for replacement hatch panel | 1 Itom | 100.00 | 100.00 |
| | | | | |
| B12 | SPACE G11 (ENTRY) Wall finishes | | | |
| B12.1 | Allow to rake out movement cracks to chimney and insert helifix, re-point | l Item | 1,000.00 | 1,000.00 |
| 1 | Fixtures and fittings | | | |

| \$ 320.00 | | | | S | 320.00 |
|--------------|--|---|----------|--------|-----------|
| | | | | | |
| | | | | | |
| \$ 24,300.00 | | | | s | 24,300.00 |
| | | | | | |
| | | | | | |
| \$ 2,800.00 | | | | s | 2,800.00 |
| | | | | s | - |
| \$ 1,000.00 | | | | s | 1,000.00 |
| | | | | | |
| | | | | S | - |
| | | | | s s | - |
| | | | | | |
| \$ 300.00 | | | | s | 300.00 |
| | | | | S | - |
| \$ 600.00 | | | | S | 600.00 |
| | Theres only one WC, second remove | | Aaroa | S | |
| | Theres only one we, second remove | | Agree | 3 | • |
| | | | | | |
| \$ 1,810.00 | | l | | S | 1,810.00 |
| \$ 300.00 | | l | | s | 300.00 |
| 2 300.00 | | | | - | 230.00 |
| | | | | s | - |
| | | | | ŝ | - |
| | | | | s | - |
| \$ 640.00 | Area unknown | | | s | 640.00 |
| | | | | | |
| \$ 390.00 | 6 m2 @ \$65 | | Agree | s | 390.00 |
| | | | | S | - |
| \$ 600.00 | | | | S | 600.00 |
| 3 000.00 | | | | 3 | 00.00 |
| \$ 520.00 | | | | s | 520.00 |
| \$ 910.00 | unknown brand | | | s | 910.00 |
| | | | | | |
| \$ 1,810.00 | | | | s | 1,810.00 |
| | | | | | |
| \$ 900.00 | | | | S | 900.00 |
| \$ 2,180.00 | | | | S | 2,180.00 |
| \$ 500.00 | | | | \$ | 500.00 |
| | | l | | | |
| | | l | | s | - |
| | | l | | s | - |
| | | l | | \$ | - |
| \$ 500.00 | | | | s | 500.00 |
| | | | | s | - |
| | | | | ŝ | - |
| | | | | s | - |
| \$ 4,900.00 | | | | s | 4,900.00 |
| | | | | | |
| | | | | | |
| | | l | | S | - |
| | | | | Š | - |
| | | l | | S | - |
| \$ 100.00 | Scope is unknown? Panel details yet to be verified | | | s | 100.00 |
| | | l | | s | - |
| | | l | | ŝ | - |
| | | l | | S | - |
| \$ 2,080.00 | 2 guys two days | | Disagree | s | 1,000.00 |
| | | | | s | |
| | | | | 3 | - |

| B12.2 | Replace missing panel and base to wall storage unit | l Item | 360.00 | 360.00 |
|-------|---|-----------|-----------|-----------|
| | Sanitary plumbing | | | |
| 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 | | S | 360.00 |
|--|----------|----|-----------|
| | | | |
| | | s | - |
| \$ 800.00 Unknown brand and type? | | s | 800.00 |
| | | | |
| | | s | - |
| | | ŝ | - |
| | | s | - |
| \$ 10,000.00 Risk allowance too low, but left as is. | | s | 10,000.00 |
| | | | |
| | | | |
| | | \$ | - |
| | | ŝ | - |
| | | s | - |
| \$ 2,000.00 Risk allowance too low | | s | 2,000.00 |
| | | | |
| | | s | - |
| | | ŝ | - |
| \$ 105,434.21 13% plus \$50K for heritage time related costs | Disagree | s | 68,000.00 |
| | | | |
| Incl | | S | 4,100.00 |
| Incl | | s | 7,872.00 |
| Incl | | s | 500.00 |
| Incl | | s | 5,000.00 |
| | | | |
| | | | |

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.

<u>Margin</u>

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

TOM CHATTERTON - ADJUSTED 29/04/2024

GFA 136 m2

| 300 136 1 1 136 191 449 136 136 136 136 | unit m² m² Item Item m² m² tem m² m² m² m² m² m² m² m² | 80.00 50.00 1,500.00 6,000.00 20.00 30.00 20.00 50.00 | 9,000.00 6,800.00 1,500.00 6,000.00 2,720.00 5,730.00 8,980.00 47,530.00 | 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 | Mr Chatterton Comments Agree Agree | 212 136 1 1 136 191 352 | m² m² Item m² m² or m² or m² or m² or m² or m² m² or m² | 30.00 50.00 1,500.00 6,000.00 20.00 30.00 20.00 | 6,360.00 6,800.00 1,500.00 6,000.00 2,720.00 5,730.00 |
|---|---|---|--|--|--|--|---|--|---|
| 136 1 1 136 191 449 136 136 136 | m² Item Item m² m² m² m² m² s/m² | 50.00 1,500.00 6,000.00 20.00 30.00 20.00 50.00 | 6,800.00 1,500.00 6,000.00 2,720.00 5,730.00 8,980.00 | deduction for building footprint Corrected measure, Mr Chattertons measure does not | | 1 1 136 191 | m² Item Item m² m² | 50.00 1,500.00 6,000.00 20.00 30.00 | 6,800.0 1,500.0 6,000.0 2,720.0 5,730.0 |
| 136 1 1 136 191 449 136 136 136 | m² Item Item m² m² m² m² m² s/m² | 50.00 1,500.00 6,000.00 20.00 30.00 20.00 50.00 | 6,800.00 1,500.00 6,000.00 2,720.00 5,730.00 8,980.00 | deduction for building footprint Corrected measure, Mr Chattertons measure does not | | 1 1 136 191 | m² Item Item m² m² | 50.00 1,500.00 6,000.00 20.00 30.00 | 6,800.0 1,500.0 6,000.0 2,720.0 5,730.0 |
| 1 1 136 191 449 136 136 136 | Item Item m² m² m² m² s/m² | 1,500.00 6,000.00 20.00 30.00 20.00 50.00 | 1,500.00 6,000.00 2,720.00 5,730.00 8,980.00 6,800.00 | Corrected measure, Mr Chattertons measure does not | Agree | 1 1 136 191 | Item Item m² m² | 1,500.00 6,000.00 20.00 30.00 | 1,500.00 6,000.00 2,720.00 5,730.00 |
| 191 449 136 136 136 136 | Item m² m² m² m² s/m2 | 6,000.00 20.00 30.00 20.00 50.00 | 6,000.00 2,720.00 5,730.00 8,980.00 | | Agree | 191 | Item m² m² | 6,000.00 20.00 30.00 | 6,000.0 2,720.0 5,730.0 |
| 191 449 136 136 136 136 | m² m² m² m² \$/ m2 | 20.00 30.00 20.00 50.00 | 2,720.00 5,730.00 8,980.00 6,800.00 | | Agree | 191 | m² m² | 20.00 | 2,720.00 5,730.00 |
| 191 449 136 136 136 136 | m² m² m² \$/ m2 | 30.00 20.00 50.00 349 | 5,730.00 8,980.00 6,800.00 | | Agree | 191 | m² | 30.00 | 5,730.0 |
| 136 136 136 136 | m² m² \$/ m2 m² | 20.00 50.00 349 | 8,980.00 6,800.00 | | Agree | | | | |
| 136 136 136 136 | m² \$/m2 m² | 50.00 349 | 6,800.00 | | Agree | 352 | m² | 20.00 | <u> </u> |
| 136 136 136 | \$/m2 m ² | 349 | | | | | | | 7,040.0 |
| 136 136 136 | m² | | 47 520 00 | | | 136 | m² | 50.00 | 6,800.0 |
| 136 136 | | | 47,530.00 | | | | \$/m2 | 316 | 42,950.0 |
| 136 136 | | | | | | | | | |
| 136 | m² | 300.00 | 40,800.00 | | | 136 | m² | 300.00 | 40,800.0 |
| | | 50.00 | 6,800.00 | | | 136 | m² | 50.00 | 6,800.0 |
| 136 | m² | 5.00 | 680.00 | | | 136 | m² | 5.00 | 680.0 |
| 1 | m² | 30.00 | 4,080.00 | | | 136 | m² | 30.00 | 4,080.0 |
| <u> </u> | Item | 750.00 | 750.00 | | | 1 | Item | 750.00 | 750.0 |
| | \$/m2 | 391 | 53,110.00 | | | I I—— | \$/m2 | 391 | 53,110.0 |
| 136 | m² | 150.00 | 20,400.00 | Allowance includes for relacement of deteriorated floor | | 136 | m² | 150.00 | 20,400.00 |
| 1 | Sum | 20,000.00 | 20,000.00 | Allowance too high, agreed that there does need to be an allowance due to the amount of internal and | Disagree | 1 | Sum | 20,000.00 | 20,000.00 |
| 1 | ltem | 7,500.00 | 7,500.00 | framework Discussions confirmed that allowances also included for | | 1 | Item | 7,500.00 | 7,500.00 |
| | \$/m2 | 352 | 47 900 00 | the support of new filed rood | | 1 | \$/m2 | 352 | 47,900.00 |
| | Ψ/ | | 11,100.00 | | | | Ψ/ | | 17,700.0 |
| 191 | m² | 120.00 | 22,920.00 | | | 191 | m² | 120.00 | 22,920.0 |
| 191 | | | | | | 191 | m² | | 38,200.0 |
| | | | | | | 191 | | | 7,640.0 |
| .,. | | .0.00 | , , 6 . 6 . 6 . 6 | | | | | .0.00 | , , , , , , , , |
| 39 | m | 120.00 | 4,680.00 | | | 39 | m | 120.00 | 4,680.0 |
| 46 | m | | | | | 46 | m | 200.00 | 9,200.0 |
| | | | | | | | | | 2,880.0 |
| | | | | | | | | | 2,640.0 |
| 191 | | | | | | 191 | | | 9,550.0 |
| 1 | | | | Allowance too high for simple truss construction | Disagree | 1 | | | 25,000.0 |
| | \$/m2 | 902 | 122,710.00 | 5 · · · · · · · · · · · · · · · · · · · | | | \$/m2 | 902 | 122,710.0 |
| | | | | | | | | | |
| 152 | m² | 20.00 | 3,040.00 | | | 152 | m² | 20.00 | 3,040.0 |
| 152 | m² | 220.00 | 33,440.00 | | | 152 | m² | 220.00 | 33,440.0 |
| 1 | Sum | 5,000.00 | 5,000.00 | | | 1 | Sum | 5,000.00 | 5,000.0 |
| 155 | m² | 20 00 | 3 100 00 | | | 155 | m² | 20 00 | 3,100.0 |
| | | | | | | | | | 4,650.0 |
| 11 | | | | | | 11 | | | 5,500.C |
| 1 | | | | | 1 | 1 | | | 500.0 |
| 150 | | | | | | 1 50 | | | 4,560.0 |
| 152 | m² | 70.00 | 10,640.00 | Adjusted following discussions with Transwaste | Disagree | 152 | m² | 70.00 | 10,640.0 |
| 3 | No | 5,000.00 | 15,000.00 | | | 3 | No | 5,000.00 | 15,000.0 |
| | \$/m2 | 628 | 85,430.00 | | 1 | | \$/m2 | 628 | 85,430.0 |
| | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 1 Sum 1 Item 1 Item 1 Sym2 191 m² 191 m² 191 m² 191 m² 191 m² 191 m² 1 Item 152 m² 1 Sum 155 m² 11 No 1 Item 152 m² 152 m² 1 No 1 Item 152 m² | 1 Sum 20,000.00 1 Item 7,500.00 2 \$\frac{1}{9}\text{m2} 352} 191 m² 120.00 191 m² 200.00 191 m² 40.00 39 m 120.00 46 m 200.00 24 m 120.00 33 m 80.00 191 m² 50.00 1 Item 25,000.00 5/m2 902 152 m² 20.00 1 Sum 5,000.00 1 Sum 5,000.00 1 Item 500.00 1 Sum 5,000.00 1 Item 500.00 | 1 Sum 20,000.00 20,000.00 1 Item 7,500.00 7,500.00 191 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 1 \$/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 1 Item 500.00 5,000.00 1 Item 500.00 5,500.00 1 Item 500.00 5,500.00 1 Item 500.00 5,500.00 1 Item 500.00 5,500.00 1 Item 500.00 1,560.00 1 152 m² 30.00 4,650.00 1 152 m² 30.00 4,650.00 1 152 m² 30.00 4,560.00 1 152 m² 70.00 10,640.00 | 1 Sum 20,000.00 20,000.00 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 | 1 Sum 20,000.00 20,000.00 20,000.00 S/m2 352 47,900.00 191 m² 200.00 3,200.00 191 m² 5,000.00 2,200.00 191 m² 5,000.00 2,200.00 191 m² 5,000.00 2,200.00 191 m² 5,000.00 2,200.00 152 m² 2,200.00 3,3440.00 1 Sum 5,000.00 5,000.00 1 Sum 5,000.00 1,555 m² 3,000 3,000.00 1,555 m² 3,000 3,550.00 1,555 m² 3,000 3,000.00 1,555 m² 3,000 4,650.00 1,555 m² 3,000 1,640.00 4,650.00 1,555 m² 3,000 1,560.00 1,560.00 1,560.00 1,560.00 1,560.00 1,555 m² 3,000 1,560.00 1 | Sum 20,000.00 | Sum 20,000,00 20,000,00 20,000,00 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 Discussions confirmed that allowances also included for the support of new filed road 1 1 1 1 1 1 1 1 1 | Sum 20,000.00 20,000.00 20,000.00 Sum 20,000.00 Sum |

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| L con Parales and a state of the last state of the state | 10 | NI- | 0.000.00 | 00.000.00 | • | 11 | II 10 | N. 1 - | 0.000.00 | 00,000,00 |
|---|--------|-------------|----------------------|--------------------|---|------------------------------|-----------------|-----------------|----------------------|----------------------------|
| 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 | | | | | | | | | | |
| 17 Replace timber framing with new where required | 1 | Sum | 20,000.00 | 20,000.00 | Allowance too high, agreed that there does need to be | Disagree | 1 | Sum | 20,000.00 | 20,000.00 |
| | | | | | an allowance due to the amount of internal and | | { | | | |
| | | | | | external deconstruction which may affect the original | | H | | | |
| | | | | | framework | | | | | |
| 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 | 9 | No | 1,200.00 | 10,800.00 | | | 9 | No | 1,200.00 | 10,800.00 |
| to match | | | | | | | 11 | | | |
| DR - Interior Doors | | \$/m2 | 79 | 10,800.00 | | | 1 | \$/m2 | 79 | 10,800.00 |
| FF Floor Finishes | | | | | | | { | | | |
| 8 Allowance to replace broken, rotten or borer T&G floor boards. | 1 | Sum | 3,500.00 | 3,500.00 | | | 1 | Sum | 3,500.00 | 3,500.00 |
| 9 Carpet on Underlay | 119 | m² | 80.00 | 9,520.00 | Corrected measure | Agree | 105 | m² | 80.00 | 8,400.00 |
| 36 Tiling to bathroom, kitchen and laundry including tanking | 18 | m² | 200.00 | 3,600.00 | | | 18 | m² | 200.00 | 3,600.00 |
| FF - Floor Finishes | | \$/m2 | 122 | 16,620.00 | | | 1 | \$/m2 | 114 | 15,500.00 |
| WF Wall Finishes | | | | | | []. | | | | |
| 38 Install 13mm standard gib, I4 stopped and painted throughout | 449 | m² | 85.00 | 38,165.00 | Corrected measure and adjusted to standard rate | Agree measure, Disagree rate | 352 | m² | 85.00 | 29,920.00 |
| | | | | | | | | | | |
| 39 Timber skirtings | 150 | m | 35.00 | 5,250.00 | Corrected measure | Agree | 130 | m | 35.00 | 4,550.00 |
| 40 Cornices & mouldings | 150 | m | 50.00 | 7,500.00 | | | 150 | m | 50.00 | 7,500.00 |
| WF - Wall Finishes | | | 374 | 50,915.00 | | | 11 | | 309 | 41,970.00 |
| CD Ceiling Finishes | | | | | | | 11 | | | |
| 41 Allow new 13mm GIB ceilings throughout, incl L4 stopped and | 136 | m² | 85.00 | 11,560.00 | Corrected measure and adjusted to standard rate | Agree measure, Disagree rate | 128 | m² | 85.00 | 10,880.00 |
| painted | | | | | | | 11 | | | |
| 43 New timber ceiling battens | 136 | m² | 75.00 | 10,200.00 | Corrected measure and adjusted to standard rate | Agree measure, Disagree rate | 128 | m ² | 75.00 | 9,600.00 |
| | | | | | | | | | | |
| 44 EV for curved hallway ceiling | 11 | m² | 150.00 | 1,650.00 | | | 11 | m² | 150.00 | 1,650.00 |
| 45 Ceiling roses | 4 | No | 300.00 | 1,200.00 | | | 4 | No | 300.00 | 1,200.00 |
| CD - Ceiling Finishes | | \$/m2 | 181 | 24,610.00 | | | 11 | \$/m2 | 172 | 23,330.00 |
| FT Fittings and Fixtures | 1 | | 00 000 00 | 00 000 00 | | | II , | | 00 000 00 | 00 000 00 |
| 42 Kitchen and Laundry Joinery | l , | Item | 20,000.00 | 20,000.00 | | | 11 ; | Item | 20,000.00 | 20,000.00 |
| 46 Composite stone bench tops | 6 | m | 900.00 | 5,400.00 | | | 6 | m | 900.00 | 5,400.00 |
| 50 Wardrobe allowance | J 1 | No | 2,500.00 | 7,500.00 | | | 1 | No | 2,500.00 | 7,500.00 |
| 70 Toughened glazed shower screen to bath | 10 | No | 1,000.00 | 1,000.00 | | | | No | 1,000.00 | 1,000.00 |
| 71 Curtains | 10 | No | 750.00 | 7,500.00 600.00 | | | 10 | No | 750.00 | 7,500.00 |
| 72 Mirror to bathroom FT - Fittings and Fixtures | ı | No \$/m2 | 600.00 309 | 42,000.00 | | | ∐ —— | No \$/m2 | 600.00 309 | 600.00 42,000.00 |
| PB Sanitary Plumbing | | /۱۱۱۷ | 307 | 4∠,000.00 | | | 11 | ب/ ۱۱۱ <i>۱</i> | 307 | 4∠,000.00 |
| 47 Double sink to kitchen | 1 | No | 1,200.00 | 1,200.00 | | | 1 | No | 1,200.00 | 1,200.00 |
| 49 Sink to laundry | 1 | No | 1,000.00 | 1,200.00 | | | 1 | No | 1,000.00 | 1,000.00 |
| B07.3 WC suite, including toilet seat and all associated plumbing | | 140 | 1,000.00 | 1,000.00 | Additional item as missed | Agree item, disagree rate | 1 | No | 1,200.00 | 1,200.00 |
| pipework and installation | | | | | A Camorial Horri as Hillssou | , igroc nom, asagree rare | | NO | 1,200.00 | 1,200.00 |
| 52 Bathroom Sink | 1 | No | 650.00 | 650.00 | | | 1 | No | 650.00 | 650.00 |
| 53 Bath | 1 | No | 1,200.00 | 1,200.00 | | | 1 | No | 1,200.00 | 1,200.00 |
| 81 Shower | 1 | No | 500.00 | 500.00 | | | II i | No | 500.00 | 500.00 |
| 54 Hot water cylinder | 1 | Item | 7,000.00 | 7,000.00 | Reduced rate for small domestic setting, not | Agree | 1 | Item | 3,500.00 | 3,500.00 |
| or not mater existed | ' | 110111 | ,,000.00 | 7,000.00 | commercial | | 11 ' | 110111 | 0,000.00 | 0,000.00 |
| 55 Hot and cold reticulation | 136 | m² | 50.00 | 6,800.00 | - Commondia | | 136 | m² | 50.00 | 6,800.00 |
| 56 Cold water main connection | 1 | Item | 2,000.00 | 2,000.00 | | | 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 | | ., | | 2,220.00 | | | | ., | | 2,200.30 |
| 80 Heat pumps | 3 | No | 7,000.00 | 21,000.00 | Reduced rate | Agree | 3 | No | 4,000.00 | 12,000.00 |
| 82 Extractor fans | 2 | No | 500.00 | 1,000.00 | | | 2 | No | 500.00 | 1,000.00 |
| HV - Heating and Ventilation Services | | \$/m2 | 162 | 22,000.00 | | | | \$/m2 | 96 | 13,000.00 |
| FS Fire Services | | | - | | | | 1 | | | |
| 67 Smoke detectors | 9 | No | 200.00 | 1,800.00 | | | 9 | No | 200.00 | 1,800.00 |
| FS - Fire Services | | \$/m2 | 13 | 1,800.00 | | | | \$/m2 | 13 | 1,800.00 |
| EL Electrical Services | | | | | | [[| 11 | | | |
| - | | | | • | | • | | | | |

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| 60 New switchboard | | 1 Ite | em 5,000.00 | 5,000.00 | Reduced rate for small domestic setting, not commercial | Agree | 1 | Item | 3,000.00 | 3,000.00 |
|---|--------------------------|-------------|-----------------------|--------------|---|----------|--------|----------------|-------------|--------------|
| 61 New meter & connection | | 1 lte | em 5,000.00 | 5,000.00 | Included by power provider | Agree | \cap | ltem | 5,000.00 | 0.00 |
| 62 New wiring throughout | | | m^2 50.00 | | included by power provider | / Gree | 136 | m ² | 50.00 | 6,800.00 |
| 63 New LED Recessed lights | | | No 600.00 | | Reduced rate | Agroo | 31 | No | 150.00 | 4,650.00 |
| = | | | | | Reduced rate | Agree | 27 | | 100.00 | 2,700.00 |
| 64 New power outlets | | 2/ | No 400.00 | 10,800.00 | Reduced rate | Agree | 2/ | No | 100.00 | 2,700.00 |
| | EL - Electrical Services | \$/1 | n2 340 | 46,200.00 | | | | \$/m2 | 126 | 17,150.00 |
| SS Special Services | | | | | | | | | | |
| 65 TV aerial | | 1 Ite | em 1,000.00 | | | | 1 | Item | 1,000.00 | 1,000.00 |
| 66 Broadband fibre connection | | 1 Ite | em 1,000.00 | | | | 1 | Item | 1,000.00 | 1,000.00 |
| 68 Data outlets | | 9 | No 350.00 | 3,150.00 | Reduced rate | Agree | 9 | No | 200.00 | 1,800.00 |
| 69 Security System | | 1 Ite | em 2,000.00 | 2,000.00 | | | 1 | Item | 2,000.00 | 2,000.00 |
| 73 Phone line connection | | 1 Ite | em 1,500.00 | 1,500.00 | No longer relevant, but included within scope | | 1 | Item | 1,500.00 | 1,500.00 |
| | SS - Special Services | \$/1 | m2 64 | | | | | \$/m2 | 54 | 7,300.00 |
| DG Drainage | | | | | | | | | | |
| 57 Drainage runs incl trenching | | 16 | m 300.00 | 4,800.00 | | | 16 | m | 300.00 | 4,800.00 |
| 58 Connection to stormwater | | 1 Ite | em 2,000.00 | 2,000.00 | | | 1 | Item | 2,000.00 | 2,000.00 |
| 59 Connection to sewer | | 1 Ite | em 2,000.00 | | | | 1 | Item | 2,000.00 | 2,000.00 |
| | DG - Drainage | \$/1 | | | | | | \$/m2 | 65 | 8,800.00 |
| XW Exterior Works | | 47 | | 2,222.00 | | 11 | | 1, | | 2,20000 |
| 75 General landscaping allowance | | 300 | m ² 150.00 | 45,000.00 | Corrected measure to actual setting dimensions and | Agree | 212 | m² | 150.00 | 31,800.00 |
| | | | | • | deduction for building footprint | | | | | · |
| | XW - Exterior Works | \$/: | m2 331 | 45,000.00 | | | | \$/m2 | 234 | 31,800.00 |
| PG Preliminaries | | • | | | | | | | | |
| 76 Preliminaries and general allowance | | 1 Ite | em 112,788.75 | 112,788.75 | | | 1 | Item | 112,788.75 | 112,788.75 |
| 77 Additional time for Heritage approvals | | 1 Ite | em 50,000.00 | | Omitted as included within programme and | Disagree | 1 | Item | 50,000.00 | 50,000.00 |
| | | | | | contingency although this is a simple project which | | | | | 00,000.00 |
| | | | | | would not require much input | | | | | |
| | PG - Preliminaries | \$/1 | m2 1,197 | 162,788.75 | Woold Horrogollo Moerrinpor | | | \$/m2 | 1,197 | 162,788.75 |
| MG Margins | 10 Hemmidies | Ψ/ | 1,177 | 102,700.70 | | | | Ψ/1112 | 1,177 | 102,700.70 |
| 78 Margin | | 1 Ite | em 86,471.38 | 86,471.38 | Adjusted from 10% to 8% as current market rates | Disagree | 10.0 | % | 793,888.75 | 79,388.88 |
| 7 0 TVI dii gii T | MG - Margins | \$/1 | | | Adjustica from 1070 to 070 as content market rates | Disagroo | 10.0 | \$/m2 | 584 | 79,388.88 |
| NA Not Applicable | | 47 | | 337111100 | | | | Ψ/= | | , |
| 83 Rounding | | 1 Ite | em -40.90 | -40.90 | Not required | Agree | 0 | Item | -40.90 | 0.00 |
| 3 | NA - Not Applicable | \$/1 | | | | | | \$/m2 | 0 | 0.00 |
| 325 MONTREAL STREET WORKS | | \$/1 | | | | 1 | | \$/m2 | 6,421 | 873,277.63 |
| | | | | | | · · | | | | |
| ESTIMATED NET COST | | \$/1 | n2 6,994 | 951,144.23 | | <u> </u> | | \$/m2 | 6,421 | 873,277.63 |
| MARGINS & ADJUSTMENTS | | | | | | | | | | |
| Design Contingency | ! | 5.0 % | | 47,557.21 | | 11 | 5.0 % | | | 43,663.88 |
| Construction Contingency | ! | 15.0 % | | 149,805.22 | Reduced as limited risk with all allowances | Disagree | 15.0 9 | | | 137,541.23 |
| Professional Fees | | 15.0 % | | 172,276.00 | | II | 15.0 % | 7 | | 158,172.41 |
| Resource Consent | | | | Excl. | | II | | | | Excl. |
| Building Consent | | 0.8 % | | 10,566.26 | | II | 0.8 % | 7 | | 9,701.24 |
| Development Contributions | | | | Excl. | | II | | | | Excl. |
| Legal Fees | ! | | | Excl. | | II | | | | Excl. |
| Finance Costs | ! | | | Excl. | | 11 | | | | Excl. |
| Heritage Works Contingency | ! | 5.0 % | | 66,567.45 | Omitted as not required due to extensive replacement | Disagree | 5.0 % | 76 | | 61,117.82 |
| Homago Works Comingoricy | | 0.0 70 | | 00,007.40 | scope with modern materials to replica of simple | Disagroo | 0.0 | • | | 01,117.02 |
| | ! | | | | building | 11 | | | | |
| Escalation | ! | | | Excl. | Dollali 19 | 11 | | | | Excl. |
| | | 0.0 % | | -84.05 | | Agreed | 0.0 % | 7. | | 0.00 |
| Rounding | | | m0 10.070 | | | Agreed | 0.0 9 | | 0.627 | |
| ESTIMATED TOTAL COST | | \$/1 | m2 10,278 | 1,377,832.31 | l L | JL | | \$/m2 | 9,437 | 1,283,474.20 |
| | Г | STANIEV AF | JUSTED ESTIMATI | F 999,810.81 | | | | A C DEED | ADJUSTMENT | 114,358.11 |
| | L | JIMINLET AL | JUSTED ESTIMATI | 777,010.01 | | | | AGREED / | ZDJ031MEINI | 114,550.11 |
| | | | | | | | | OISPLITED I | JNADJUSTED | 283,663.39 |
| | | | | | | | | JIJI UIED (| MADJUSTED | 203,003.37 |

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CHRISTCHURCH CITY COUNCIL
PLAN CHANGE 14
HERITAGE
BLUE COTTAGE (325 MONTREAL STREET)
EXPERT WITNESS REPORTS/REVIEW
GAVIN STANLEY 29 APRIL 2024
APPENDIX 2



Christchurch office +64 3 366 1202 PO Box 1607, Cashel Street Christchurch 8140 New Zealand

Queenstown office +64 3 442 7706 PO Box 840, Queenstown 9348 New Zealand

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)
 - o 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)
 - o 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 and 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.

<u>Items 39 - Timber skirtings</u>

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 faming. 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.

<u>Items 85 – Allowance for new trusses</u>

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

<u>Items 38 and 41 - Installation of 13 mm standard gib, 14 stopped and painted</u>

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.

<u>Item 54 - Hot water cylinder</u>

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.

<u>Item 60 - New switchboard</u>

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.

<u>Item 61 - New meter and connection</u>

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.

<u>Item 64 - New power outlets rated</u>

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.

<u>Item 68 - New data outl</u>ets

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

<u> 78 – Margin</u>

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.

<u>Risk</u>

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 |
|-----|--|
| | |
| Α | ESTIMATE - STANLEY SCOPE - DATED 15 APRIL 2024 |
| В | ESTIMATE - CHATTERTON SCOPE - RECEIVED 23 APRIL 2024 |
| С | SCHEDULE COMPARISONS STANLEY SCOPE/CHATTERTTON SCOPE |
| D | SCHEDULE OF AMENDMENTS TO CHATTETRTON SCOPE |
| Е | SCHEDULE OF AMENDMENTS, RISK TO CHATTERTON SCOPE |



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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





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.

<u>Documentation (see Appendix B)</u>

- 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
- Relevelling/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

SECTION 1 REPAIR COST ESTIMATE

SECTION 2 INCLUDED PROVISIONAL SUMS

SECTION 3 EXCLUDED ITEMS

SECTION 1 - REPAIR COST ESTIMATE

SECTION 1 - REPAIR COST ESTIMATE



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 | | | | |
| BO1 | 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 |



| Code | Description | Quantity Unit | Rate | Total |
|--------|--|---------------|-----------|-----------|
| A01 | GENERAL EXTERNAL | | | |
| | Site preparation | | | |
| A01.1 | Allow for removal of all temporary coverings to existing windows and doors | 1 Item | 260.00 | 260.00 |
| | Roof | | | |
| 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 |
| | Exterior walls and exterior finish | | | |
| 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 |
| | Windows and exterior doors | | | |
| | 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 |
| 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 |
| | External Doors | | | |
| A01.17 | Allowance for replacement of front door | 1 Item | 2,000.00 | 2,000.00 |



| 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 |
| | External works | | | |
| 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 EXT | ERNAL - TOTAL | 127,365.00 |
| A02 | ELEVATION - NORTH EAST | | | |
| | <u>Window</u> | | | |
| A02.1 | Remove aluminium cover sill and replace with new timber sill - assumed rotten | 1 Item | 620.00 | 620.00 |
| | Exterior walls and exterior finish | | | |
| A02.2 | Remove plant on timber to corner post and allow for replacement | 1 Item | 1,290.00 | 1,290.00 |
| | External works | | | |
| 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 - NORT | H EAST - TOTAL | 4,420.00 |
| A03 | ELEVATION - NORTH WEST | | | |
| | <u>Window</u> | | | |
| A03.1 | Carry out repairs to rotten section | 1 Item | 670.00 | 670.00 |
| | Exterior walls and exterior finish | | | |
| A03.2 | Remove and carry out new timber splice repair to wall post | 1 Item | 620.00 | 620.00 |
| | | ELEVATION - NORTH | H WEST - TOTAL | 1,290.00 |
| A04 | ELEVATION - SOUTH WEST | | | |
| | Roof | | | |



| Code | Description | Quantity Un | it Rate | Total |
|-------|---|-----------------|------------------|-----------|
| A04.1 | Missing chimney not to be reinstated, make good wall and roof to match existing - Provisional Sum | 1 Sun | n 3,600.00 | 3,600.00 |
| | Exterior walls and exterior finish | | | |
| A04.2 | Allow for the removal of exposed service pipework and make good penetrations | 1 Iter | n 720.00 | 720.00 |
| | | ELEVATION - SOU | TH WEST - TOTAL | 4,320.00 |
| A05 | ELEVATION - SOUTH EAST | | | |
| | <u>Substructure</u> | | | |
| A05.1 | Remove spoil and vegetation to expose foundation stone | 1 Iter | n 1,040.00 | 1,040.00 |
| | Exterior walls and exterior finish | | | |
| A05.2 | Remove and carry out new timber splice repair to wall post | 1 Iter | m 640.00 | 640.00 |
| | | ELEVATION - SOL | JTH EAST - TOTAL | 1,680.00 |
| B01 | GENERAL INTERNAL | | | |
| | Site preparation | | | |
| B01.1 | Allowance for a heavy clean of all surfaces by specialist contractor - Provisional Sum | 1 Sun | n 30,000.00 | 30,000.00 |
| B01.2 | Allowance for the removal and disposal of all loose material and flooring (excludes floor boards) | 1 Iter | n | Included |
| B01.3 | Allowance for the removal of non-building related heritage items and pin boards and the like | 1 Iter | n 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 |
| | Upper floors | | | |
| 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 Sun | n 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 |
| | Interior walls | | | |
| B01.8 | Replace element of framing if required - Provisional Sum | 1 Sun | n 1,000.00 | 1,000.00 |
| | Interior doors | | | |
| | | | | |



| 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 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 No | 470.00 | 2,350.00 |
| | Wall finishes | | | |
| 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 |
| 301.18 | 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 |
| | Floor finishes | | | |
| 301.22 | 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 |
| | Sanitary plumbing | | | |
| B01.25 | Allowance for remedial work to existing pipework - Provisional Sum | 1 Sum | 1,000.00 | 1,000.00 |
| | Heating and ventilation services | | | |
| 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 |
| | Fire services | | | |
| | | | | |



| Code | Description | Quantity Unit | Rate | Total |
|--------|--|---------------|----------------|------------|
| B01.28 | Allowance for smoke alarms ((Healthy Homes requirement long life battery) - Provisional Quantity | 4 No | 80.00 | 320.00 |
| | Electrical Services | | | |
| 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 | 1 No | 2,800.00 | 2,800.00 |
| | Special services | | | |
| B01.31 | Allowance for new fibre connection | 1 Item | 1,000.00 | 1,000.00 |
| | | GENERAL INTE | RNAL - TOTAL | 153,812.00 |
| В07 | SPACE G6 (TOILET) | | | |
| | Wall finishes | | | |
| B07.1 | Locally treat area of suspected borer | 1 Item | 300.00 | 300.00 |
| | Sanitary plumbing | | | |
| 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 (TC | OILET) - TOTAL | 3,920.00 |
| B08 | SPACE G7 (BATHROOM) | | | |
| | Wall finishes | | | |
| 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 |
| | Sanitary plumbing | | | |
| 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 |



| 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 (BATI | HROOM) - TOTAL | 8,420.00 |
| B09 | SPACE G8 | | | |
| | Wall finishes | | | |
| B09.1 | Locally treat area of suspected borer | 1 Iter | m 500.00 | 500.00 |
| | | SI | PACE 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 Iter | m 4,900.00 | 4,900.00 |
| | | SPACE G9 (K | (ITCHEN) - TOTAL | 4,900.00 |
| B11 | SPACE G10 | | | |
| | Ceiling finishes | | | |
| B11.1 | Allow for replacement hatch panel | 1 Iter | m 100.00 | 100.00 |
| | | SPACE G10 - TOTAL | | 100.00 |
| B12 | SPACE G11 (ENTRY) | | | |
| | Wall finishes | | | |
| B12.1 | Allow to rake out movement cracks to chimney and insert helifix, re-point | 1 Iter | m 1,000.00 | 1,000.00 |
| | <u>Fixtures</u> and fittings | | | |
| B12.2 | Replace missing panel and base to wall storage unit | 1 Iter | m 360.00 | 360.00 |
| | Sanitary plumbing | | | |
| B12.3 | Allow for the replacement of laundry unit, sink and tap wear | 1 Iter | m 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 Sur | n 10,000.00 | 10,000.00 |
| | | SPACE G12 | 2 (ATTIC) - TOTAL | 10,000.00 |
| D 1 4 | SPACE G13 (EXTERNAL STORE) | | | |
| B14 | 31 ACL G13 (LAILRIAL STORL) | | | |

REPAIR COST ESTIMATE - DETAILED



| 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 |
| | SPA | CE G13 (EXTE | RNAL S | TORE) - 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 | | | | | |

SECTION 2 - INCLUDED PROVISIONAL SUMS



| Code | Description | Quantity U | nit Rate | Total |
|--------|---|------------|--------------|-----------|
| A01 | GENERAL EXTERNAL | | | |
| A01.6 | Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum | 1 St | um 10,000.00 | 10,000.00 |
| A01.7 | Allowance for general borer treatment - Provisional Sum | 1 Su | um 2,000.00 | 2,000.00 |
| A01.10 | Replace element of framing if required - Provisional Sum | 1 Su | um 2,000.00 | 2,000.00 |
| A01.14 | Allowance for 60% replacement damaged glass - Provisional Sum | 1 Su | n 1,600.00 | 1,600.00 |
| A01.22 | Allowance for replacement of any damaged drainage - Provisional Sum | 1 St | ım 2,000.00 | 2,000.00 |
| A01.23 | Remove tree to north east corner - Provisional Sum | 1 St | Jm 5,000.00 | 5,000.00 |
| A01.24 | General landscaping - Provisional Sum | 1 Su | um 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 Su | um 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 Su | um 30,000.00 | 30,000.00 |
| B01.6 | Allowance for the replacement of floor joists as required - Provisional Sum | 1 Su | um 1,000.00 | 1,000.00 |
| B01.8 | Replace element of framing if required - Provisional Sum | 1 Su | um 1,000.00 | 1,000.00 |
| B01.10 | Allowance for general repairs to doors and rehanging where necessary - Provisional Sum | 1 Su | um 2,500.00 | 2,500.00 |
| B01.13 | Make good damaged plaster as required (based on 10% wall area) - Provisional Sum | 1 Su | um 5,920.00 | 5,920.00 |
| B01.19 | Make good damaged plaster as required (based on 10% ceiling area) - Provisional Sum | 1 Su | um 2,816.00 | 2,816.00 |
| B01.25 | Allowance for remedial work to existing pipework - Provisional Sum | 1 Su | om 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 Su | um 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 Su | um 2,000.00 | 2,000.00 |

REPAIR COST ESTIMATE - INCLUDED PROVISIONAL SUMS



| Code | Description | Quantity | Unit | Rate | Total |
|-------|--|----------|-------|-----------|-----------|
| E25 | PRELIMINARY & GENERAL | | | | |
| E25.1 | Main Contractors on site preliminaries and general - 26 weeks contract - Provisional Sum | | l 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

REPAIR COST ESTIMATE - EXCLUDED ITEMS



| 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 | | l Item | Excluded | Excluded |

APPENDIX B

CARTER GROUP - UPDATE

September 2023

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 releveling,

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





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

CARTER GROUP - UPDATE



LOCATION SUMMARY

GFA: Gross Floor Area Rates Current At August 2023

| Ref Location | GFA m² | GFA \$/m² | 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 |

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 | m² | 300 | 30.00 | 9,000.00 |
| 88 | Clear site of debris and hazardous material | m² | 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. | m² | 136 | 20.00 | 2,720.00 |
| 18 | Remove existing roofing iron, | m² | 191 | 30.00 | 5,730.00 |
| 37 | Strip existing wall linings | m² | 449 | 20.00 | 8,980.00 |
| 79 | Miscellaneous make good items | m² | 136 | 50.00 | 6,800.00 |
| | SP - Site Preparation | on | | 349/m ² | 47,530.00 |
| SB | Substructure | | | | |
| 3 | Relevel foundations | m² | 136 | 300.00 | 40,800.00 |
| 4 | Replace foundation stones to the east and north facades | m² | 136 | 50.00 | 6,800.00 |
| 5 | 0.25 thick polythene to ground beneath the house | m² | 136 | 5.00 | 680.00 |
| 6 | R1.3 Insulation to underside of house. | m² | 136 | 30.00 | 4,080.00 |
| 10 | Make good sub-floor vents | Item | | | 750.00 |
| | SB - Substructu | ire | | 391/m² | 53,110.00 |
| FR | Frame | | | | |
| 11 | Replace existing deteriorated timber joists and bearers | m² | 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 - Fran | ne | | 352/m ² | 47,900.00 |
| RF | Roof | | | | |
| 19 | Replace roofing iron | m² | 191 | 120.00 | 22,920.00 |
| 86 | EV for slate roofing | m² | 191 | 200.00 | 38,200.00 |
| 20 | R6.0 Insulation to roof | m² | 191 | 40.00 | 7,640.00 |
| 21 | New fascias & barge boards | m | 39 | 120.00 | 4,680.00 |
| 22 | New spounting 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 | m² | 191 | 50.00 | 9,550.00 |
| 85 | Allowance for new trusses | Item | | | 25,000.00 |
| | RF - Ro | of | | 902/m² | 122,710.00 |
| EW | Exterior Walls and Exterior Finish | | | | |
| 12 | Remove existing weatherboard assume 100% removal | m² | 152 | 20.00 | 3,040.00 |
| 13 | Install new weatherboards | m² | 152 | 220.00 | 33,440.00 |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| | , , | | ita | tos Garrent / | At August 2020 |
|-----|---|------|-----|--------------------|------------------|
| 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 | m² | 155 | 20.00 | 3,100.00 |
| 26 | R3.6 Insulation to external walls | m² | 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 | m² | 152 | 30.00 | 4,560.00 |
| 89 | Disposal of lead paint contaminated items (Provisional Allowance) | m² | 152 | 70.00 | 10,640.00 |
| 51 | New Chimneys | No | 3 | 5,000.00 | 15,000.00 |
| | EW - Exterior Walls and Exterior Finish | | | 628/m ² | 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/m ² | 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 | m² | 119 | 80.00 | 9,520.00 |
| 36 | Tiling to bathroom, kitchen and laundry including tanking | m² | 18 | 200.00 | 3,600.00 |
| | FF - Floor Finishes | | | 122/m ² | 16,620.00 |
| WF | Wall Finishes | | | | |
| 38 | Install 13mm standard gib, I4 stopped and painted throughout | m² | 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/m ² | 50,915.00 |
| CD | Ceiling Finishes | | | | |
| 41 | Alow new 13mm GIB ceilings throughout, incl L4 stopped and painted | m² | 136 | 85.00 | 11,560.00 |
| 43 | New timber ceiling battens | m² | 136 | 75.00 | 10,200.00 |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| | - Cloudester Circle (Committee) | | | | Al August 2023 |
|-----|--|-------------|-----|--------------------|------------------|
| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
| 44 | EV for curved hallway ceiling | m² | 11 | 150.00 | 1,650.00 |
| 45 | Ceiling roses | No | 4 | 300.00 | 1,200.00 |
| | CD - Ceilin | g 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 ar | nd Fixtures | | 309/m ² | 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 retciulation | m² | 136 | 50.00 | 6,800.00 |
| 56 | Cold water main connection | Item | | | 2,000.00 |
| 74 | Gas | Item | | | Excl. |
| | PB - Sanitary | / Plumbing | | 150/m ² | 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 Ventilatio | n Services | | 162/m ² | 22,000.00 |
| FS | Fire Services | | | | |
| 67 | Smoke detectors | No | 9 | 200.00 | 1,800.00 |
| | FS - Fir | e Services | | 13/m ² | 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 | m² | 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 - Electrica | al Services | | 340/m ² | 46,200.00 |
| | | | | | |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

1,197/m²

636/m²

-1/m²

6,994/m²

162,788.75

86,471.38

86,471.38

-40.90

-40.90

951,144.23

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| 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/m ² | 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/m ² | 8,800.00 |
| XW | Exterior Works | | | | | |
| 75 | General landscaping allowance | | m² | 300 | 150.00 | 45,000.00 |
| | | XW - Exterior Works | | | 331/m ² | 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

NA - Not Applicable

MG - Margins

Item

Item

MG

NA

83

78

Margins

Rounding

Not Applicable

325 GLOUCESTER STREET WORKS

Margin

APPENDIX C



GAVIN STANLEY - 17/04/2023

TOM CHATTERTON - 22/04/2024

HIN 390 - FORMER DWELLING AND SETTING - 325 MONTREAL STREET - ESTIMATE COMPARISONS

GFA 136 m2

| Ref | oty ⊃ | | Rate \$ | Total Cost \$ | Qty | nii. | Rate \$ | Total Cost \$ |
|---|----------|----------------|------------|------------------|----------|-------------|------------|---|
| SP Site Preparation 1 Reduce levels around the building to expose sub floor vents | 300 | m^2 | 30.00 | 00 000 6 | | | | |
| | } | <u> </u> | | | - | Item | 1,040.00 | 1,040.00 |
| 88 Clear site of debris and hazardous material | 136 | m^2 | 50.00 | 6,800.00 | - | | 30 000 00 | 00 000 08 |
| | | | | | | Item | 00.000,00 | Juctuded Included |
| 2 Remove existing ramps to front door and make good, ready to reinstate stone steps | _ | Item | 1,500.00 | 1,500.00 | - | <u>{</u> | 0 610 00 | 0 610 00 |
| 84 Tree arborist | _ | Item | 9,000.00 | 9,000.00 | - | _ D = | 2,010.00 | 2,010.00 |
| A01.23 Remove tree to north east corner - Provisional Sum | 197 | | | 00 002 0 | - | Sum | 2,000.00 | 5,000.00 |
| A Refiloye existing two floor boards and dispose off site, replace with new - Provisional Quantity 15% of GFA | 000 | <u>_</u> | 70.00 | 2,720.00 | 21 | m2 | 260.00 | 5,460.00 |
| | 191 | m^2 | 30.00 | 5,730.00 | | | 000 | 00 017 00 |
| AU.2 Replacement of existing corrugated metal roof including valley guiler. 37 Strip existing wall linings | 449 | m² | 20.00 | 8,980.00 | <u> </u> | Ž | 0.071 | 32,470.00 |
| _ | 136 | m^2 | 50.00 | 6,800.00 | | 1 | | |
| AUT. I Allow for removal of all temporary coverings to existing windows and doors A02.4 Missing veranda not required to be reinstated | | | | | | tem tem | 760.00 | 260.00 Excluded |
| | | | | | _ | Item | 360.00 | 360.00 |
| SP - Site Preparation | | \$/m2 | 349 | 47,530.00 | | \$/m2 | 571 | 77,100.00 |
| Substructure | | | | | | | | |
| 3 Relevel foundations | 136 | m ₂ | 300.00 | 40,800.00 | | | | |
| 4 Repidce foundation stones to the east and north tacades A01.6 Allowance for repairs/replacement of selected basalt foundation stones - Provisional Sum | 136 | Ž | 20.00 | 6,800.00 | - | Sum | 10,000.00 | 10,000,00 |
| | 136 | m^2 | 5.00 | 90.089 | | | | |
| B01.4 Allow for the installation of a black polythene moisture barrier to underside of timber floor (Healthy Homes requirement if | | | | | 135 | m2 | 23.00 | 3,105.00 |
| 6 R1.3 Insulation to underside of house. | 136 | m^2 | 30.00 | 4,080.00 | | | | |
| B01.7 Allow for R 1.3 insulation to underside of floor (Healthy Homes requirement if possible) | | _ | 0 | () () () | 135 | m2 | 31.00 | 4,185.00 |
| 10 Make good sub-tloor vents SB - Substructure | _ | Item S/m2 | 750.00 | 750.00 | | S/m2 | 128 | 17,290,00 |
| | | - | 5 | 2000 | | | | |
| 11 Replace existing deteriorated timber joists and bearers | 136 | m^2 | 150.00 | 20,400.00 | - | | 00 007 6 | 00 007 8 |
| 15 Replace external wall timber framing with new where required | - | Sum 20 | 20,000.00 | 20,000.00 | - | | 00000 | |
| A01.10 Replace element of framing if required - Provisional Sum 14 Epsure structural compliance for external and internal framina | _ | ₩ 4 | 7 500 00 | 7 500 00 | _ | Sum | 2,000.00 | 2,000.00 |
| | | | 352 | 47,900.00 | | \$/m2 | 41 | 5,600.00 |
| I 9 Replace roofing iron | 191 | m^2 | 120.00 | 22,920.00 | | | | |
| A01.2 Replacement of existing corrugated metal roof including valley gutter. 86 EV for slate roofing 20 R6.0 Insulation to roof | 191 | m^2 | 200.00 | 38,200.00 | 191 | m2 | 170.00 | Included |
| B01.21 Allow for R 3.3 insulation to ceiling (Healthy Homes requirement if possible) | S | { | | 00 0 | 135 | m2 | 22.00 | 2,970.00 |
| A01.5 Allowance to strip existing paint and allow full re-decoration of all barge-boards with soffits | 6 | Ξ | 00.00 | 7,000,10 | 45 | Ε | 92.00 | 3,015.00 |
| 22 New spounting and downpipes A01.3 Allowance for new gutter including all fittings (Metalcraft Colonial Quad Gutter) A01.4 Allowance for new downpipes includina all fittings (Metalcraft round downpipe) | 46 | Ε | 200.00 | 9,200.00 | 37 | E E | 70.00 | 2,590.00 |
| | | | | = | : | : |) |) |



| 23 New valley flashings | 24 | Ε | 120.00 | 2,880.00 | | • | | |
|--|------------------|---|--------------------------|----------------------------|-------|--|--|---|
| A01.2 Replacement of existing corrugated metal roof including valley gutter. 24 New soffit linings | 33 | Ε | 80.00 | 2 640 00 | 191 | m2 | 170.00 | Included |
| 87 Timber battens for slate roofing | | m ₂ | 50.00 | 9,550.00 | | | | |
| os Allowanice for new nosses. B13.1 Unable to gain access, allowance for treatment of mold and repairs as necessary - Provisional Sum | _ | E D | 73,000.00 | 23,000.00 | _ | Sum | 10,000.00 | 10,000.00 |
| | | \$/m2 | 902 | 122,710.00 | | \$/m2 | 153 | 20,665.00 |
| EW Exterior Walls and Exterior Finish A01.7 Allowance for general borer treatment - Provisional Sum 12 Remove existing weatherboard assume 100% removal 13 Install new weatherboards | 152 | m ² | 20.00 | 3,040.00 | 1 Sr | Sum | 2,000.00 | 2,000.00 |
| A01.8 Allowance of 25% replacement of weatherboard including decoration A02.2 Remove plant on timber to corner post and allow for replacement A03.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber splice repair to wall post A05.2 Remove and carry out new timber scribed corner facing boards and window facing boards with new that match existing | _ | un S | 5,000.00 | 5,000.00 | 38 | m2 Item Item | 270.00 1,290.00 620.00 640.00 | 10,260.00 1,290.00 620.00 640.00 |
| profile 25 Install building paper 26 R3.6 Insulation to external walls 27 Replace timber eaves backets at gable ends 28 Remove all externally mounted conduits and make good | 155 155 11 | m 2 m 2 m 2 m 2 m 2 m 3 m 3 m 3 m 3 m 3 | 20.00 30.00 500.00 | 3,100.00 4,650.00 5,500.00 | | | | |
| A04.2 Allow for the removal of exposed service pipework and make good penetrations 29 Paint the facade | 152 | \mathbb{H}^2 | 30.00 | 4,560.00 | _ | ltem | 720.00 | 720.00 |
| A01.9 Allowance to strip existing paint and allow full re-decoration of all remaining external joinery 89 Disposal of lead paint contaminated items (Provisional Allowance) 51 New Chimneys | 152 | Z 3 | 70.00 | 10,640.00 | 114 | m2 | 255.00 | 29,070.00 |
| | | \$/m2 | 628 | 85,430.00 | | \$/m2 | 330 | 44,600.00 |
| WW Windows and Exterior Doors 30 Replace existing timber windows, incl sills, external facings & internal architraves A01.11 Carefully remove existing timber window and replace with new and decorate upon completion - G9 A01.12 Ease and adjust all windows, including stripping paint and redecoration of windows, frames and architrave (8 No) | 01 | 0 Z | 2,200.00 | 22,000.00 | | Item Item | 2,200.00 | 2,200.00 |
| A01.15 Replace missing transom - G4 A02.1 Remove aluminium cover sill and replace with new timber sill - assumed rotten | | | | | | | 320.00 320.00 620.00 | 320.00 |
| | 10 | 0 Z | 250.00 | 2,500.00 | - 2 | 0 2 | 590.00 | 2,950.00 |
| 33 Front entry door A01.17 Allowance for replacement of front door | | <u>0</u> | 1,500.00 | 1,500.00 | _ | ltem | 2,000.00 | 2,000.00 |
| 34 Rear entry abor A01.19 Allowance for the replacement of door sill repair of door, strip paint and redecorate - G11 A01.20 Allowance for draft proofing to doors (Healthy Homes requirement) A01.18 Allowance for replacement of outside store door | _ | 0 Z | 00.006,1 | 00:005,1 | - 2 - | # # ################################## | 1,240.00 110.00 1,000.00 | 1,240.00 220.00 1,000.00 |
| | | \$/m2 | 202 | 27,500.00 | | \$/m2 | 159 | 21,500.00 |
| PN Interior Walls 17 Replace timber framing with new where required B01.8 Replace element of framing if required - Provisional Sum | - | Sum | 20,000.00 | 20,000.00 | - | Sum | 1,000.00 | 1,000.00 |
| alled including architraves made to match stripping paint and redecoration of doors, frames and architrave oors and rehanging where necessary - Provisional Sum | 6 | 0 0 0 0 | 1,200.00 | 10,800.00 | 0 | No Sum | 1,280.00 | 12,800.00 |
| Ease and adjust cabinet doors including stripping existing paint and re-decorate | | : | f | | - 10 | | 470.00 | 2,350.00 |
| DR - Interior Doors | | \$/m2 | 79 | 10,800.00 | | \$/m2 | 133 | 17,940.00 |



| 8 Allowance to replace broken, rotten or borer T&G floor boards. | _ | Sum | 3,500.00 | 3,500.00 | | | | |
|---|-------------|------------------|-------------|---|---------------|----------------------|----------|---------------------|
| 801.6 Allowance for the replacement of floor joists as required - Provisional Sum | 011 | 25 | | | _ | Sum | 1,000.00 | 1,000.00 |
| 7 Carpet on Underlay B01.22 Allowance for new carpet on underlay | <u>^</u> | Ę | 80.00 | 7,520.00 | 105 | m2 | 00.09 | 9.450.00 |
| 36 Tiling to bathroom, kitchen and laundry including tanking | 18 | m^2 | 200.00 | 3,600.00 | | | | |
| B01.23 Allowance for new vinyl | | | | | 18 | m2 | 80.00 | 1,440.00 |
| BOT.24 EXITA VAIDE TOT WATER PRODUITING ITT WET GREATS | | \$/m2 | 122 | 14 420 00 | n | 7III7 | 00.00 | 230.00 12 140 00 |
| | | 7 | 77 | 0,020,00 | | 7 | 2 | , |
| 38 | 449 | 2 | 85.00 | 38,165.00 | | | | |
| B08.1 Strip seratone linings from walls and make good wall framing behind | | | | | _ | Item | 640.00 | 640.00 |
| Supply and install GIB Aqualine® to existing framing | | | | | 9 | m ₂ | 90.09 | 360.00 |
| | | | | | - ; | Sum | 5,920.00 | 5,920.00 |
| | | | | | 296 | m2 | 30.00 | 8,880.00 |
| BUI.15 Allow for stripping existing paint and re-decorate timber walls | | | | | 43 | m2 | 255.00 | 10,965.00 |
| 1807 I Locally treat area of suspected barer | | | | | <u> </u> | 1117 1117 1117 | 300.00 | 300.00 |
| | | | | | - , | # E | 500.00 | 500.00 |
| | | | | | | Item Tem | 1,000.00 | 1,000.00 |
| | | | | | _ | Sum | 2,000.00 | 2,000.00 |
| 39 Timber skirtings | 150 | Ε | 35.00 | 5,250.00 | | | | |
| | (L | | (| 000000000000000000000000000000000000000 | 130 | ٤ | 34.00 | 4,420.00 |
| 40 Cornices & mouldings | 120 | Ε | 20.00 | 7,500.00 | C | ģ | 0 | 00 00 |
| 501.17 Allow for stripping existing paint and re-decorate picture rails | | | 27.4 | 000 | 34 | 8 | 34.00 | 1,326.00 |
| | | | 3/4 | 20,715.00 | | | 294 | 34,626.00 |
| CD Ceiling Finishes 41 Allow new 13mm GIB ceilings throughout incl 14 stopped and painted | 136 | m^2 | 85.00 | 11,560,00 | | | | |
| |) } - | - |) | | _ | Sum | 2,816.00 | 2,816.00 |
| | | | | | 128 | m2 | 30.00 | 3,840.00 |
| 43 New timber ceiling battens | 136 | m^2 | 75.00 | 10,200.00 | | | | |
| | Ξ | m^{2} | 150.00 | 1,650.00 | | | | |
| B11.1 Allow for replacement hatch panel | , | ; | | ((| _ | Item | 100.00 | 100.00 |
| | 4 | 0N S | 300.00 | 1,200.00 | | | S. | |
| CD - Celling Finishes | | 3/mz | 8 | 24,610.00 | | \$/mz | 90 | 6,756.00 |
| 71 Fillings and rixines 42 Kitchen and Laundry Joinery | _ | tem | 00.000.00 | 20,000.00 | | | | |
| | . 9 | : : | 900.00 | 5,400.00 | | | | |
| B10.1 Remedial works to existing kitchen units including new taps and stripping paint and re-decoration | | | | | _ | Item | 4,900.00 | 4,900.00 |
| | က | 9 N | 2,500.00 | 7,500.00 | | | | |
| B12.2 Replace missing panel and base to wall storage unit | • | 7 | | ((| _ | Item | 360.00 | 360.00 |
| Vu loughened glazed snower screen to barn | _ | 0 Z | 00.000,1 | 00.000,1 | - | 2 | 00 081 6 | 00 081 6 |
| | 10 | S | 750.00 | 7,500.00 | - | 2 | 2,100.00 | 2, 100.00 |
| | 2 — | 2 2 | 00:009 | 90:009 | | | | |
| | | \$/m2 | 309 | 42,000.00 | | \$/m2 | 55 | 7,440.00 |
| | | | | | ; <u>+</u> | | (| C |
| B08.4 Allow for the removal of sanitary fittings | | | () | | 1 Item | ۲ | 520.00 | 520.00 |
| | | 9 g | 1,200.00 | 1,200.00 | | | | |
| 47 SINK TO IDUNARY B.1.3 Allow for the replacement of Idunativ unit sink and tap wear | _ |) Z | 00.000,1 | 00.000,1 | - | # E | 800 00 | 800 00 |
| | _ | <u>8</u> | 920.00 | 920.00 | - | <u> </u> | 0000 | 0000 |
| | |) - - |))) | , | _ | 9 2 | 1,810.00 | 1,810.00 |
| | · | : | (| 0 | - | <u>Q</u> | 1,810.00 | 1,810.00 |
| 53 Bath 81 Shower | | 0 Z Z | 500.00 | 700.00 | | | | |
| | - |) |) | | _ | <u>0</u> | 900.00 | 900.00 |
| | | | | = | - |) |) |) |

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| | | | | | | | ; | |
|---|-----|--------------|------------|------------|-------------|-------------------------------------|---|--------------------------------------|
| B08.8 Shower cubicle complete, including tray B07.3 WC suite, including toilet seat and all associated plumbing pipework and installation B08.5 WC suite, including toilet seat and all associated plumbing pipework and installation B07.5 Allow for hardware, including toilet roll holders, soap dishes and towel rails B08.9 Allow for bathroom hardware, including toilet roll holders, soap dishes and towel rails 54 Hot water cylinder 55 Hot and cold reticulation | 134 | Item m² | 7,000.00 | 7,000.00 | | 9 0 0 0 0 0 2 Z Z Z Z | 2,180.00 910.00 910.00 300.00 500.00 | 910.00 910.00 300.00 500.00 |
| | 2 | te te | 2,000.00 | 2,000.00 | | Sum Item Item | 1,000.00 600.00 600.00 | 1,000.00 600.00 600.00 |
| PB - Sanitary Plumbing | | \$/m2 | 150 150 | 20,350.00 | Ś | \$/m2 | 42 | 10,660.00 |
| Heating and Ventilation Services | ო | 0 Z | 7,000.00 | 21,000.00 | , | : | | |
| B01.26 Allow for heat pump including all associated builders works to living room (Healthy Homes requirement) 82 Extractor fans 80 27 Allow for mochanical oxtract youtilation including all associated builders works to bitches bathroom and tailot they | 2 | O Z | 500.00 | 1,000.00 | - « | 0 <u>0</u> Z | 3,500.00 | 3,500.00 |
| Homes requirement) | | | | | | 2 | 00:00 | 2,200.00 |
| | | \$/m2 | 162 | 22,000.00 | \$ | \$/m2 | 43 | 5,750.00 |
| FS Fire Services 67 Smoke defectors 801.28 Allowance for smoke alarms ((Healthy Homes requirement long life battery) - Provisional Quantity | 6 | 9 | 200.00 | 1,800.00 | 4 | 9 | 80.00 | 320.00 |
| | | \$/m2 | 13 | 1,800.00 | \$ | \$/m2 | 2 | 320.00 |
| EL Electrical Services 60 New switchboard 801.30 Allow for distribution board | - | ltem | 5,000.00 | 5,000.00 | _ | 2 | 2,800,00 | 2,800.00 |
| 61 New meter & connection | _ | Item | 5,000.00 | 5,000.00 | |) | | ì |
| 62 New wiring throughout | 136 | Z H | 50.00 | 6,800.00 | | | | |
| | 27 | 2 2 | 400.00 | 10,800.00 | | | | |
| 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 |
| EL - Electrical Services | | \$/m2 | 340 | 46,200.00 | ' \$ | \$/m2 | 201 | 27,100.00 |
| SS Special Services | · | 7 T | 0000 | - | | | | |
| 65 IV derial 66 Broadband fibre connection 801 31 Allowance for new fibre connection | | Item Item | 1,000.00 | 1,000.00 | - | <u>4</u> | | |
| 68 Data outlets | 6 | 9 2 | 350.00 | 3,150,00 | - | = | | |
| 69 Security System | - | Item | 2,000.00 | 2,000.00 | | | | |
| 73 Phone line connection | - | Item S/m2 | 1,500.00 | 1,500.00 | V | \$/m2 | 7 | 1 000 00 |
| | 7[| 2 | 00 00% | A BOO OO | | | | |
| | 2 | = | 0000 | 0000 | - | Item | 1,200.00 | 1,200.00 |
| A01.22 Allowance for replacement of any damaged drainage - Provisional Sum | | | | | - | Sum | 2,000.00 | 2,000.00 |
| 58 Connection to stormwater | | te m | 2,000.00 | 2,000.00 | | | | |
| | | \$/m2 | 65 | 8,800.00 | \$ | \$/m2 | 24 | 3,200.00 |
| XW Exterior Works 75 General landscaping allowance | 300 | m² | 150.00 | 45,000.00 | | | | |
| | | | | | | Sum Item | 2,000.00 | 2,000.00 |
| | | \$/m2 | 331 | 45,000.00 | Ś | \$/m2 | 39 | 5,200.00 |
| 76 Preliminaries and general allowance | - | ltem 1 | 112,788.75 | 112,788.75 | | | | — |



| E25.1 Main Contractors on site preliminaries and general - 26 weeks contract - Provisional Sum | | | | - | Sum | 68,000.00 | 99,000.00 |
|--|--------|-----------|--------------|-----|-------|------------|------------|
| 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 |
| | | | | _ | Item | 500.00 | 500.00 |
| E25.5 Temporary protection to existing structure - Provisional Sum | | | | _ | Sum | 5,000.00 | 5,000.00 |
| 77 Additional time for Heritage approvals | 1 Item | 50,000.00 | 50,000.00 | | | | |
| PG - Preliminaries | \$/m2 | 1,197 | 162,788.75 | | \$/m2 | 633 | 85,472.00 |
| MG Margins | | | | | | | |
| 78 Margin | 1 Item | 86,471.38 | 86,471.38 | 8 | % | 410,359.00 | 32,900.00 |
| MG - Margins | \$/m2 | 929 | 86,471.38 | | \$/m2 | 244 | 32,900.00 |
| NA Not Applicable | | | | | | | |
| 83 Rounding | 1 Item | -40.90 | -40.90 | | | | |
| NA - Not Applicable | \$/m2 | 0- | -40.90 | | \$/m2 | 0 | 0.00 |
| 325 MONTREAL STREET WORKS | \$/m2 | 6,994 | 951,144.23 | | \$/m2 | 3,283 | 443,259.00 |
| | | | | | | | |
| ESTIMATED NET COST | \$/m2 | 6,994 | 951,144.23 | | \$/m2 | 3,283 | 443,259.00 |
| MARGINS & ADJUSTMENTS | | | | | | | |
| Design Contingency | 5.0 % | | 47,557.21 | | | | |
| Construction Contingency | 15.0 % | | 149,805.22 | | | | |
| E27 CONTRACT CONTINGENCIES | | | | 15 | к, | 443,259.00 | 66,500.00 |
| Professional Fees | 15.0 % | | 172,276.00 | | | | |
| Resource Consent | | | Excl. | | | | |
| Building Consent | 0.8 % | | 10,566.26 | | | | |
| Development Contributions | | | Excl. | | | | |
| E28 OTHER DEVELOPMENT COSTS | | | | 15 | к, | 509,759.00 | 76,500.00 |
| Legal Fees | | | Excl. | | | | |
| Finance Costs | | | Excl. | | | | |
| 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 | | \$/m2 | 4,343 | 586,259.00 |
| | | | | | | | |

APPENDIX D



| HIN 390 - FORMER DWELLING AND SETTING - 325 MONTREAL STREET - | TOM | TOM CHATTERTON | ON - 22/04/2024 | 2024 | GAVIN | GAVIN STANLEY - | - ADJUSTED 2 | TED 26/04/2024 | | +Associate |
|---|---------------------------------------|------------------------------|--|--|------------------------------|---------------------------------------|---|--|---|---|
| SCHEDULE OF AMENDMENTS | GFA | 136 m2 | | | GFA | 136 m2 | | | | |
| Ref | Qty Unit | | Rate S | Fotal Cost | Qfy | 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 |
| 88 Clear site of debris and hazardous material 2 Remove existing ramps to front door and make good, ready to | 136 1 H | m² Item | 50.00 | 6,800.00 | 136 | m² Item | 50.00 | 6,800.00 | 0.00 | |
| reinstrate stone steps 84 Tree arborist 7 Remove existing T&G floor boards and carefully store for reuse. 18 Remove existing roofing iron, 37 Strip existing wall linings | 1 II 136 191 449 | Item 6 m² m² | 6,000.00 20.00 30.00 20.00 | 6,000.00 2,720.00 5,730.00 8,980.00 | 1 136 191 352 | Item m² m² | 6,000.00 20.00 30.00 20.00 | 6,000.00 2,720.00 5,730.00 7,040.00 | 0.00 0.00 0.00 -1,940.00 | Corrected measure, Mr Chattertons measure does not allow for |
| 79 Miscellaneous make good items SP - Site Preparation | 136 | m² S/m2 | 50.00 | 6,800.00 | 136 | m² S/m2 | 50.00 | 6,800.00 | 0.00 | deduction of openings |
| Sb Substructure 3 Relevel foundations 4 Replace foundation stones to the east and north facades 5 0.25 thick polythene to ground beneath the house 6 R1.3 Insulation to underside of house. 10 Make good sub-floor vents | 136 136 136 136 136 | m² m² m² | 300.00 50.00 5.00 30.00 750.00 | 40,800.00 6,800.00 680.00 4,080.00 750.00 | 136 136 136 136 | m² m² m² | 300.00 50.00 5.00 30.00 750.00 | 40,800.00 6,800.00 680.00 4,080.00 750.00 | | |
| SB - Substructure | ' \$ | \$/m2 | 391 | 53,110.00 | | \$/m2 | 391 | 53,110.00 | 0.00 | |
| | 136 | | 150.00 | 20,400.00 | 136 | | 150.00 | 20,400.00 | 00.0 | Allowance includes for relacement of deteriorated floor boards and installation of all floor boards |
| 15 Replace external wall litriber framing with new where required 16 Ensure structural compliance for external and internal framing | | ifem 7 | 7,500.00 | 7,500.00 | | Ilem Ilem | 7,500.00 | 7,500.00 | 0.00 | dilowance 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 pour tilod room. |
| FR - Frame | | \$/m2 | 352 | 47,900.00 | | \$/m2 | 279 | 37,900.00 | -10,000.00 | |
| RF Roof 19 Replace roofing iron 86 EV for slate roofing 20 R6.0 Insulation to roof | 191 191 191 | m^2 m^2 m^2 | 120.00 200.00 40.00 | 22,920.00 38,200.00 7,640.00 | 191 191 191 | m^2 m^2 | 120.00 200.00 40.00 | 22,920.00 38,200.00 7,640.00 | 0.00 | |
| 21 New fascias & barge boards 22 New spounting and downpipes 23 New valley flashings 24 New soffit linings 87 Timber battens for slate roofing 85 Allowance for new trusses | 39 46 24 33 191 | m m m m² Ifem 25 | 120.00 200.00 120.00 80.00 50.00 | 4,680.00 9,200.00 2,880.00 2,640.00 9,550.00 | 39 46 24 33 191 | m m m m m m m m m m m m m m m m m m m | 120.00 200.00 120.00 80.00 50.00 | 4,680.00 9,200.00 2,880.00 2,640.00 9,550.00 | 0.00 0.00 0.00 0.00 0.00 0.00 | Allowance too high for simple truss construction |
| EW Exterior Walls and Exterior Finish 12 Remove existing weatherboard assume 100% removal 13 Install new weatherboards 14 Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile | 152 152 1 s | | 20.00 220.00 5,000.00 | 3,040.00 33,440.00 5,000.00 | 152 152 1 | m ² Sum | 20.00 220.00 5,000.00 | 3,040.00 33,440.00 5,000.00 | 00.0 | |
| 25 Install building paper 26 R3.6 Insulation to external walls 27 Replace timber eaves backets at gable ends 28 Remove all externally mounted conduits and make good 29 Paint the facade 89 Disposal of lead paint contaminated items (Provisional Allowance) | 155 155 11 1 1 152 152 | m² No Ifem m² | 20.00 30.00 500.00 500.00 30.00 70.00 | 3,100.00 4,650.00 5,500.00 500.00 4,560.00 | 155 155 11 1 152 | m² No Ifem m² | 20.00 30.00 500.00 500.00 30.00 5,000.00 | 3,100.00 4,650.00 5,500.00 500.00 4,560.00 5,000.00 | 0.00 0.00 0.00 0.00 0.00 -5,640.00 | Adjusted following discussions with Transwaste |
| 51 New Chimneys | က | No Carlo | 5,000.00 | 15,000.00 | 3 | o N S | 5,000.00 | 15,000.00 | 0.00 | |
| | 01 | | 2,200.00 | 22,000.00 | 10 | O Z | 2,200.00 | 22,000.00 | Q | |



| | 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 and adjusted to standard rate | | Corrected measure and adjusted to standard rate | | | | | | Additional item as missed | | - - - - | Reduced rate tor small domestic setting, not commercial | | | Reduced rate | | | | Reduced rate for small domestic setting, not commercial | Included by power provider | Reduced rate | |
|---|--|------------|--|-----------|---------------------------------------|---|---|-------------------------|---|-----|--|-----------|---|---------------------|--------------------|----------------------------|--|---------|------------------|---|-------------------------------|-----------|---|--|-------------------------------------|----------|---|---|----------------|--------------------------|
| 0.00 0.00 0.00 | -10,000.00 | -10,000.00 | 00:00 | 0.00 | 0.00 | 0.00 | -15,285.00 | 0.00 | -3.240.00 | | 0.00 | -5,760.00 | 00:0 | 00.0 | 0.00 | 00.0 | 0.00 | 0.00 | 0.00 | -3,500.00 | 0.00 | -2,590.00 | -9,000.00 | -9,000.00 -9,000.00 | 0.00 | 0.00 | -2,000.00 | -5,000.00 | -13,950.00 | -29,050.00 |
| 2,500.00 1,500.00 1,500.00 27,500.00 | 10,000.00 | 10,000.00 | 10,800.00 | 10,800.00 | | 3,600.00 | 22,880.00 | 7,500.00 | 8.320.00 | | 7,680.00 | 18,850.00 | 20,000.00 5,400.00 | 1,000.00 | ,,00.00 | 42,000.00 | 1,200.00 1,000.00 910.00 | 650.00 | 500.00 | 3,500.00 | 2,000.00 | 17,760.00 | 12,000.00 | 13,000.00 | 1,800.00 | 1,800.00 | 3,000.00 | 0.00 | 4,650.00 | 17,150.00 |
| 250.00 1,500.00 1,500.00 202 | 10,000.00 | 74 | 1,200.00 | 79 | 3,500.00 | 200.00 | 65.00 | 50.00 | 65.00 | | 150.00 | 139 | 20,000.00 | 1,000.00 | 600.00 | 309 | 1,200.00 | 650.00 | 500.00 | 3,500.00 50.00 | 2,000.00 Fxcl | 131 | 4,000.00 | 96 96 | 200.00 | 13 | 3,000.00 | 5,000.00 | 150.00 | 126 |
| 10 No | l Sum | \$/m2 | 0 V | \$/m2 | کر | 18 m² S/m2 | 352 m ² | 150 m | 128 m² | | 11 m ² | /\$ | 1 Hem 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 |) O C | | \$/m2 | 0 0 0 2 0 2 | 9 2 | 2 0 2 Z = | I Item 136 m² | l Item | \$/m2 | 0 Z Z | 2 NO 2 | 0 2 3 | \$/m2 | | 0 Item 36 m² | 31 NO | \\$ |
| 2,500.00 1,500.00 1,500.00 27,500.00 | 20,000.00 | 20,000.00 | 10,800.00 | 10,800.00 | 500.00 | 3,600.00 | | 7,500.00 | | | 1,650.00 | 24,610.00 | 20,000.00 5,400.00 | 1,000.00 | 00:009 | 42,000.00 | 1,200.00 | 650.00 | 500.00 | | 2,000.00 | 20,350.00 | 21,000.00 | 22,000.00 | 1,800.00 | 1,800.00 | 5,000.00 | | 18,600.00 | 46,200.00 |
| 250.00 1,500.00 1,500.00 202 | 20,000.00 | 147 | 1,200.00 | 42 | 3,500.00 | 200.00 | 85.00 | 50.00 | 85.00 | 1 1 | 75.00 | 181 | 20,000.00 | 1,000.00 | 600.00 | 309 | 1,200.00 | 650.00 | 500.00 | 7,000.00 | 2,000.00 Excl | 150 | 7,000.00 | 300.00 162 | 200.00 | 13 | 5,000.00 | 5,000.00 | 90.009 | 340 |
| 10 No 1 No 1 No 5/m2 | l Sum | \$/m2 | 0 N 6 | \$/m2 | SL | 18 m² S/m2 | | 150 m | 136 m² | | 136 m² 11 m² | /\$ | 1 Item 6 m | | 1 NO | \$/m2 | 0 N N | 0 Z | 2 0 2 Z | l Item 136 m² | l Item | \$/m2 | 0 Z Z | \ <u>\</u> | 0 2 : | \$/m2 | 1 Item | 1 Item 36 m² | 31 No | \\$ |
| 32 Sash weights to be increased 33 Front entry door 34 Rear entry door WW - Windows and Exterior Doors | PN Interior Walls 17 Replace timber framing with new where required | | DR Interior Doors 35 Internal doors to be made and installed including architraves made to match | | en, rotten or borer T&G floor boards. | 36 Tiling to bathroom, kitchen and laundry including tanking FF - Floor Finishes | andard gib, 14 stopped and painted throughout | 40 Cornices & mouldings | ed and | | 43 New timber celling battens 44 EV for curved hallway ceiling | | 4 4 6 6 6 | ower screen to bath | Mirror to bathroom | FT - Fittings and Fixtures | PB Sanifary Plumbing 47 Double sink to kitchen 49 Sink to laundry 807.3 WC suite, including toilet seat and all associated plumbing | | 81 Shower | Hot water cylinder Hot and cold reticulation | 56 Cold water main connection | † | HV Heating and Ventilation Services 80 Heat pumps | OZ EXITACTO TOTAS HV - Heating and Ventilation Services | FS Fire Services 67 Smoke detectors | | EL Electrical Services 60 New switchboard | 61 New meter & connection 62 New wiring throughout | s ₄ | EL - Electrical Services |



| SS Special Services | | | | | | | | |
|---|----------|------------|--------------|----------|--------------|-------------|-------------|---|
| 65 TV aerial | 1 Item | 1,000.00 | 1,000.00 | l Item | | 1,000.00 | 00.00 | |
| 66 Broadband fibre connection | 1 Item | 1,000.00 | 1,000.00 | 1 Item | 1,000.00 | 1,000.00 | 00.00 | |
| 68 Data outlets | 9N 6 | 350.00 | 3,150.00 | 0N 6 | | 1,800.00 | -1,350.00 | Reduced rate |
| 69 Security System |] Item | 2,000,00 | 2,000,00 |] Item | 2.000.00 | 2.000.00 | 00.00 | |
| 73 Phone line connection | l Hem | 1.500.00 | 1,500,00 | 1 tem | | 1,500,00 | 00.0 | No longer relevant, but included within scope |
| SS - Special Services | | 64 | 8,650.00 | \$/m2 | 54 | 7,300,00 | -1.350.00 | |
| DG Drainage | | | | | | | | |
| 57 Drainage runs incl trenching | 16 m | 300.00 | 4,800.00 | 16 m | 300.00 | 4,800.00 | 00.00 | |
| 58 Connection to stormwater | <u>+</u> | 2.000.00 | 2,000,00 | <u>+</u> | 0 | 2,000,00 | 00.00 | |
| 59 Connection to sewer | l Hem | 2,000,00 | 2,000,00 | l Item | | 2,000.00 | 00:00 | |
| DG - Drainage | | 99 | 8 800.00 | \$/m2 | | 8,800.00 | 00.00 | |
| Exterior Works | | } | | | | | | |
| 75 General landscaping allowance | 300 m² | 150.00 | 45,000.00 | 212 m² | 2 150.00 | 31,800.00 | -13,200.00 | Corrected measure to actual setting dimensions and deduction for building footprint |
| XW - Exterior Works | \$/m2 | 331 | 45,000.00 | \$/m2 | 234 | 31,800.00 | -13,200.00 | |
| | ı | | | : | | | | |
| 76 Preliminaries and general allowance | l ltem | 112,788.75 | 112,788.75 | | _ | 112,788.75 | 00.0 | |
| 77 Additional time for Heritage approvals | l Item | 50,000.00 | 50,000.00 | 0 Item | 00.000.00 ١ | 00:00 | -50,000.00 | Omitted as included within programme and contingency although |
| | | | | | | | | |
| PG - Preliminaries | \$/m2 | 1,197 | 162,788.75 | \$/m2 | 829 | 112,788.75 | -50,000.00 | |
| MG Margins 78 Margin | | 86 471 38 | 86 471 38 | 0 | 7 691 438 75 | 55.315.10 | -31 156 28 | Adjusted from 10% to 8% as a great market rates |
| MG - Margins | | 636 | 86,471.38 | \$/m | 5 | 55,315.10 | -31,156.28 | |
| NA Not Applicable | | | | : | | | | |
| 83 | 1 Item | -40.90 | -40.90 | 0 Item | 40.90 - | 0.00 | 40.90 | Not required |
| NA - Not Applicable | | 0- | -40.90 | \$/m2 | | 0.00 | 40.90 | |
| 325 MONTREAL STREET WORKS | \$/m2 | 6,994 | 951,144.23 | \$/m2 | 5,491 | 746,753.85 | -204,390.38 | |
| ESTIMATED NET COST | \$/m2 | 6,994 | 951,144.23 | \$/m2 | | 746,753.85 | -204,390.38 | |
| MARGINS & ADJUSTMENTS | | | | | | | | |
| Design Contingency | 2.0 % | | 47,557.21 | 5.0 % | | 37,337.69 | -10,219.52 | |
| Construction Contingency | 15.0 % | | 149,805.22 | 10.0 % | | 78,409.15 | -71,396.06 | Reduced as limited risk with all allowances |
| Professional Fees | 15.0 % | | 172,276.00 | 15.0 % | | 129,375.10 | -42,900.89 | |
| Resource Consent | | | Excl. | | | Excl. | | |
| Building Consent | 0.8 % | | 10,566.26 | 0.8 % | | 7,935.01 | -2,631.25 | |
| Development Contributions | | | Excl. | | | Excl. | | |
| Legal Fees | | | Excl. | | | Excl. | | |
| Finance Costs | | | Excl. | | | Excl. | | |
| Heritage Works Contingency | 5.0 % | | 66,567.45 | 0.0 % | | 0.00 | -66,567.45 | Omitted as not required due to extensive replacement scope with |
| co:toloog | | | -C | | | () Ц | | modern materials to replica of simple building |
| ES(COLORISO) | % 0 0 | | -84 05 | 00% | | LYCI. | 84 05 | |
| ESTIMATED TOTAL COST | 0/000 | 10.070 | 1 207 020 21 | ٥٠٠ ع | 7 250 | 000 010 01 | 200 001 51 | |
| ESIIMAIED IOIAL COSI | 7m/¢ | 10,2/8 | 1,377,832.31 | m/¢ | | 177,610.61 | -376,021.31 | |

APPENDIX E



| HIN 390 - FORMER DWELLING AND SETTING - 325 MONTREAL STREET - | TOM CHA | TOM CHATTERTON - 22/04/2024 | 04/2024 | GAVIN STAI | GAVIN STANLEY - ADJUSTED | STED 26/04/2024 | | |
|---|----------|-----------------------------|------------------|---------------|--------------------------|------------------|-------------|--|
| SCHEDULE OF AMENDMENIS - RISK | 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 | mus I | 20,000.00 | 20,000.00 | l 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 |
| FR - Frame | \$/m2 | 147 | 20,000.00 | \$/m2 | 74 | 10,000.00 | -10,000.00 | |
| PN Interior Walls 17 Replace timber framing with new where required | mus I | 20,000.00 | 20,000.00 | l 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 | \$/m2 | 147 | 20,000.00 | \$/m2 | 74 | 10,000.00 | -10,000.00 | |
| PG Preliminaries 77 Additional time for Heritage approvals | l llem | 50,000.00 | 50,000.00 | 0 Item | 50,000.00 | 00.0 | -50,000.00 | Omitted as included within programme and contingency although this is a simple project which would not require much input |
| PG - Preliminaries | \$/m2 | 368 | 50,000.00 | \$/m2 | 0 | 0.00 | -50,000.00 | |
| MG Margins 78 Margin | 10 % | 90,000,06 | 9,000.00 | 8.0 | 20,000.00 | 1,600.00 | -7,400.00 | Adjusted from 10% to 8% as current market rates |
| MG - Margins | 2m/\$ | 99 | 9,000.00 | \$/m2 | 12 | 1,600.00 | -7,400.00 | |
| 325 MONTREAL STREET WORKS | \$/m2 | 728 | 99,000.00 | \$/m2 | 159 | 21,600.00 | -77,400.00 | |
| ESTIMATED NET COST | \$/m2 | 728 | 99,000.00 | \$/m2 | 159 | 21,600.00 | -77,400.00 | |
| MARGINS & ADJUSTMENTS Design Contingency | 2.0 % | | 4,950.00 | 5.0 % | | 1,080.00 | -3,870.00 | |
| Construction Contingency Professional Fees | 15.0 % | | 15,592.50 | 15.0 % | | 2,268.00 | -13,324.50 | Reduced as limited risk with all allowances |
| Building Consent | 0.8 % | | 1,099.79 | 0.8 % | | 229.52 | -870.27 | |
| Heritage Works Contingency | 1 Item | | 66,567.45 | % 0:0 % | | 0.00 | -66,567.45 | Omitted as not required due to extensive replacement scope with modern materials to replica of simple building |
| ESTIMATED TOTAL COST | \$/m2 | 1,508 | 205,141.11 | \$/m2 | 213 | 28,919.72 | -176,221.39 | |

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





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 releveling,

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





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

CARTER GROUP - UPDATE



LOCATION SUMMARY

GFA: Gross Floor Area Rates Current At August 2023

| Ref Location | GFA m² | GFA \$/m² | 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 |

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 | m² | 300 | 30.00 | 9,000.00 |
| 88 | Clear site of debris and hazardous material | | 136 | 50.00 | 6,800.00 |
| 2 | Remove existing ramps to front door and make good, ready to reinstate stone steps | | | | 1,500.00 |
| 84 | Tree arborist | Item | | | 6,000.00 |
| 7 | Remove existing T&G floor boards and carefully store for reuse. | m² | 136 | 20.00 | 2,720.00 |
| 18 | Remove existing roofing iron, | m² | 191 | 30.00 | 5,730.00 |
| 37 | Strip existing wall linings | m² | 449 | 20.00 | 8,980.00 |
| 79 | Miscellaneous make good items | m² | 136 | 50.00 | 6,800.00 |
| | SP - Site Preparation | | | | 47,530.00 |
| SB | Substructure | | | | |
| 3 | Relevel foundations | m² | 136 | 300.00 | 40,800.00 |
| 4 | Replace foundation stones to the east and north facades | m² | 136 | 50.00 | 6,800.00 |
| 5 | 0.25 thick polythene to ground beneath the house | m² | 136 | 5.00 | 680.00 |
| 6 | R1.3 Insulation to underside of house. | m² | 136 | 30.00 | 4,080.00 |
| 10 | Make good sub-floor vents | Item | | | 750.00 |
| | SB - Substructure | | | | 53,110.00 |
| FR | Frame | | | | |
| 11 | Replace existing deteriorated timber joists and bearers | m² | 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 - Fran | 352/m ² | 47,900.00 | | |
| RF | Roof | | | | |
| 19 | Replace roofing iron | m² | 191 | 120.00 | 22,920.00 |
| 86 | EV for slate roofing | m² | 191 | 200.00 | 38,200.00 |
| 20 | R6.0 Insulation to roof | m² | 191 | 40.00 | 7,640.00 |
| 21 | New fascias & barge boards | m | 39 | 120.00 | 4,680.00 |
| 22 | New spounting 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 | m² | 191 | 50.00 | 9,550.00 |
| 85 | Allowance for new trusses | Item | | | 25,000.00 |
| | RF - Ro | of | | 902/m ² | 122,710.00 |
| EW | Exterior Walls and Exterior Finish | | | | |
| 12 | Remove existing weatherboard assume 100% removal | m² | 152 | 20.00 | 3,040.00 |
| 13 | Install new weatherboards | m² | 152 | 220.00 | 33,440.00 |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| | , , | Nates Current At August 2025 | | | |
|-----|---|------------------------------|-----|--------------------|------------------|
| 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 | m² | 155 | 20.00 | 3,100.00 |
| 26 | R3.6 Insulation to external walls | m² | 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 | m² | 152 | 30.00 | 4,560.00 |
| 89 | Disposal of lead paint contaminated items (Provisional Allowance) | m² | 152 | 70.00 | 10,640.00 |
| 51 | New Chimneys | No | 3 | 5,000.00 | 15,000.00 |
| | EW - Exterior Walls and Exterior Finish | | | 628/m ² | 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/m ² | 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 | m² | 119 | 80.00 | 9,520.00 |
| 36 | Tiling to bathroom, kitchen and laundry including tanking | m² | 18 | 200.00 | 3,600.00 |
| | FF - Floor Finishes | | | 122/m ² | 16,620.00 |
| WF | Wall Finishes | | | | |
| 38 | Install 13mm standard gib, I4 stopped and painted throughout | m² | 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/m ² | 50,915.00 |
| CD | Ceiling Finishes | | | | |
| 41 | Alow new 13mm GIB ceilings throughout, incl L4 stopped and painted | m² | 136 | 85.00 | 11,560.00 |
| 43 | New timber ceiling battens | m² | 136 | 75.00 | 10,200.00 |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| | - Clouded of the Continued | | Raies Current At August 2 | | |
|-----|--|--------------|---------------------------|--------------------|------------------|
| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
| 44 | EV for curved hallway ceiling | m² | 11 | 150.00 | 1,650.00 |
| 45 | Ceiling roses | No | 4 | 300.00 | 1,200.00 |
| | CD - Ceili | ng 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 a | nd Fixtures | | 309/m ² | 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 retciulation | m² | 136 | 50.00 | 6,800.00 |
| 56 | Cold water main connection | Item | | | 2,000.00 |
| 74 | Gas | Item | | | Excl. |
| | PB - Sanitar | y Plumbing | | 150/m ² | 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 | on Services | | 162/m ² | 22,000.00 |
| FS | Fire Services | | | | |
| 67 | Smoke detectors | No | 9 | 200.00 | 1,800.00 |
| | FS - F | ire Services | | 13/m ² | 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 | m² | 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 - Electric | cal Services | | 340/m ² | 46,200.00 |
| | | | | | |

CARTER GROUP - UPDATE



GFA: 136 m² Cost/m²: 6,994

Rates Current At August 2023

1,197/m²

636/m²

-1/m²

6,994/m²

162,788.75

86,471.38

86,471.38

-40.90

-40.90

951,144.23

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

| 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/m ² | 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/m ² | 8,800.00 |
| XW | Exterior Works | | | | | |
| 75 | General landscaping allowance | | m² | 300 | 150.00 | 45,000.00 |
| | | XW - Exterior Works | | | 331/m ² | 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

NA - Not Applicable

MG - Margins

Item

Item

MG

NA

83

78

Margins

Rounding

Not Applicable

325 GLOUCESTER STREET WORKS

Margin