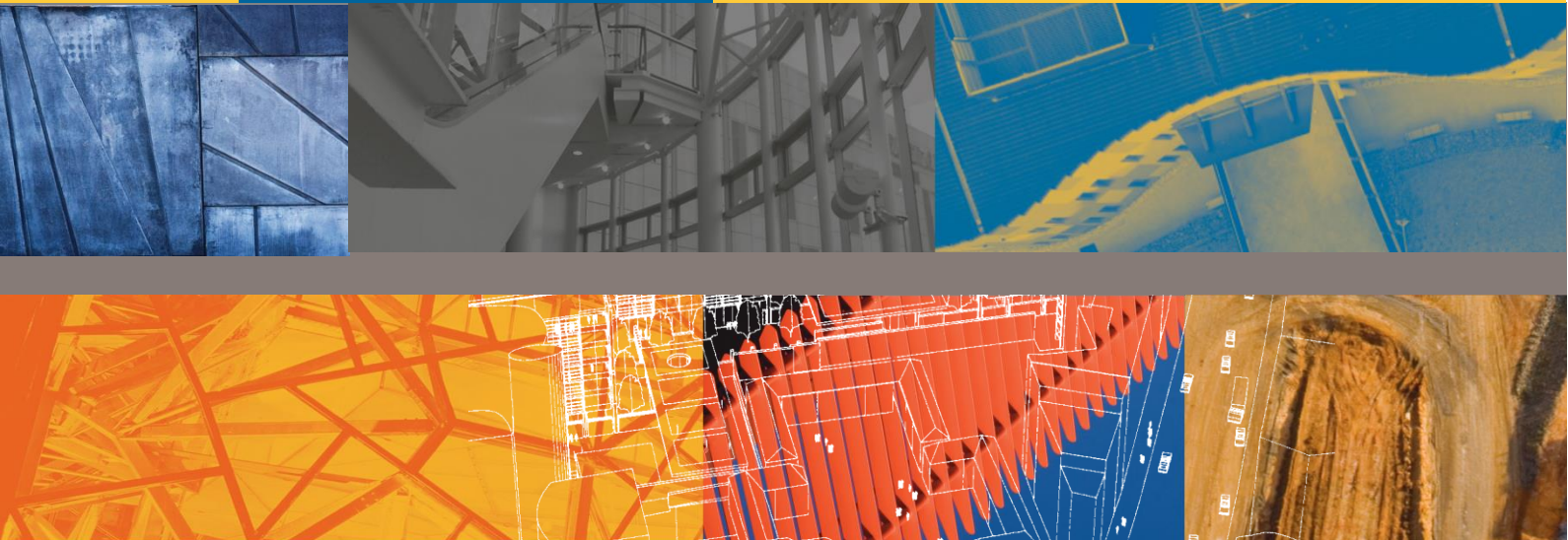


WT PARTNERSHIP



BARING HEAD PROJECT  
GREATER WELLINGTON REGIONAL COUNCIL  
CONCEPT DESIGN COSTPLAN

18 DECEMBER 2015

BARING HEAD PROJECT

CONCEPT DESIGN ESTIMATE

FOR

GREATER WELLINGTON REGIONAL COUNCIL

18 DECEMBER 2015

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### ***DISCLAIMER***

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## 1. EXECUTIVE SUMMARY

WT Partnership was engaged to prepare a concept design estimate for the redevelopment of the Baring Head Project in Wellington on behalf of Greater Wellington Regional Council.

The majority of work covered by the cost plan has concept design. Aspects of the estimated costs are based on assumptions and interpretation of requirements which will be resolved through the design process.

	Estimated Construction Cost	Contingency Allowance	Total Estimated Cost
Construction Subtotal	769,000	77,000	846,000
Project Costs Subtotal	112,000	48,000	160,000
Escalation		29,000	29,000
<b>Total</b>			<b>\$ 1,035,000</b>

The above figures exclude GST.

Refer to the following Clarifications and Exclusions and to the attached Estimate Build-Ups for further detail.

## 2. CLARIFICATIONS

### A. Documents

Primary documents referred to in preparation of this concept cost plan;

- Drawings from Studio Pacific Architecture;
  - o Concept Design: Indicative Scope of Work rev B 2015-08-03.
  - o Baring Head return brief rev C 2015-07-16
  - o Drawings SK-003 rev A, SK-125 rev A, SK-126 rev A, SK-101 rev A, SK-127 rev A, SK-128 rev A, SK-120 rev A, SK-216 rev A, SK-200 rev A, SK-401 rev A, SK-404 rev B, SK-403 rev B.
- Building Inspection Report dated 2/12/2010 by HCC Building Team.
- Condition and Remedial Action Report dated February 2014
- Ecubed Baring Head Building Services Concept Report dated 25/08/15.
- Feedback revisions from GWRC dated 2<sup>nd</sup> December 2015.

In addition to the above documents we have relied on advice provided through correspondence and telephone conversations.

### B. General Clarifications

The rates used in the construction cost estimates are based on current rates assuming the work will be competitively tendered.

Rates are based on the work being packaged, programmed and undertaken in a co-ordinated manner allowing continuity of work.

### C. Specific Clarifications

Construction Scope;

- The estimate includes for;
  - i. New stove to Keepers house No 2.
  - ii. New hot water cylinders to both houses.
  - iii. Repair to framing damaged from borer infestation limited to \$15,000 per cottage.
  - iv. Assumes site-works undertaken by FOBH separately.
  - v. Upgrading transformer and replacing inground LV main power supplies.
  - vi. Retrofit double glazing to cottages windows.
  - vii. Load shedding device to house distribution boards.
- Exclusions from scope of the estimate;
  - i. Washing machines.
  - ii. Work to radio mast.
  - iii. Long term plan items on landscaping scope.
  - iv. Removal of two specimen trees.
  - v. Interpretation panel (design, manufacture and installation).
  - vi. Seismic upgrade of buildings.

- vii. Provision within Power House for the Friends of Baring Head to use.
- viii. Fittings, Furniture and Equipment to Power House.
- ix. Former WAAC Barracks.
  - x. Additional power outlets house no 1.
  - xi. Kitchen table/joinery changes for knee space disabled access.
  - xii. Upgrading HV mains power supply.
  - xiii. Installing draft seals to windows/doors.
  - xiv. Solar water heating to each of the cottages would add approximately \$4,000 to the estimate.
  - xv. Removal of chimneys.
  - xvi. Replacing concrete piles to houses.
  - xvii. Electrical rewire of house no 2.
- xviii. Mown grass north east of site and reinstating lawn.
- xix. Reinstatement of existing water tanks.

Consultants Scope;

- The value included is as requested by GWRC.

#### **D. Percentage Adjustments**

The following percentages have been applied to this estimate;

- |   |     |
|---|-----|
| - Contractors on-site overheads               | 12% |
| - Contractors off-site overhead & profit      | 4%  |
| - Estimating & Design Progression contingency | 10% |

**3. EXCLUSIONS:**

- 1) Goods and Services Tax.
- 2) Legal fees.
- 3) Marketing and promotion.
- 4) Finance costs.
- 5) GWRC internal managed costs.
- 6) Escalation after 1 year from date of estimate.
- 7) Exchange rate fluctuations.
- 8) Artwork.

**4. COST PLAN ESTIMATE**



**BARING HEAD PROJECT**  
**FOR**  
**GREATER WELLINGTON REGIONAL COUNCIL**  
**CONCEPT PROJECT SUMMARY**

				DATE	18/12/15
ITEM	DESCRIPTION			TOTAL	
					AMOUNT
1	HOUSE NO 1				201,000
2	HOUSE NO 2				184,000
3	POWER HOUSE				40,000
4	OUTBUILDINGS & SITEWORKS				235,000
5	PRELIMINARIES & GENERAL	12	%		79,000
6	OFFSITE OVERHEAD & MARGIN	4	%		30,000
	<b>CONSTRUCTION SUBTOTAL</b>				<b>769,000</b>
	<b>CONSTRUCTION CONTINGENCY</b>	10	%		<b>77,000</b>
	<b>CONSTRUCTION TOTAL</b>				<b>846,000</b>
	CONSENT COSTS				17,000
	CONSULTANTS FEES				90,000
	INSURANCES				5,000
	FF&E BUDGET				Included
	<b>PROJECT SUBTOTAL</b>				<b>958,000</b>
	PROJECT CONTINGENCY	5	%		48,000
	ESCALATION	3	%		29,000
	<b>PROJECT TOTAL (excl GST)</b>				<b>1,035,000</b>

**BARING HEAD PROJECT**  
**FOR**  
**GREATER WELLINGTON REGIONAL COUNCIL**  
**KEEPERS HOUSE NO 1**  
**CONCEPT ESTIMATE**

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
<b>1 - 94</b>	<b><u>GENERAL NOTES TO CONTRACTORS</u></b>				
1	Gross Floor Area	114	m2		No Allowance
<b>2 - 5</b>	<b><u>BUILDING STRUCTURE</u></b>				<b>18,988</b>
	<b>Existing Substructure</b>				
2	Borer treatment to entire interior, including sub-floor (paint solution) and ceiling		sum		1,250
3	Insulation to underfloor	106	m2	23	2,438
4	False floor in rear porch to bring up to level		sum		300
5	Borer repair sum		sum		15,000
<b>6 - 25</b>	<b><u>BUILDING ENVELOPE</u></b>				<b>71,588</b>
<b>6 - 11</b>	<b><u>Existing Roof</u></b>				<b>26,692</b>
6	Remove and dispose of existing corrugated roofing (assumed to be asbestos) and gutters		sum		9,000
7	New corrugated metal roofing	128	m2	86	11,008
8	New metal gutters and down pipe to last	50	m	67	3,350
9	Insulation to ceiling	106	m2	25	2,650
10	Apply biocide to soffits prior to repainting		sum		200
11	Painting to soffits	22	m2	22	484
<b>12 - 19</b>	<b><u>Existing External Walls</u></b>				<b>20,146</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
12	Remove temporary hoardings and make good		sum		300
13	Remove and dispose of existing sub floor fibre cement cladding and dispose (assumed not asbestos)	31	m2	15	465
14	New fibre cement subfloor cladding including paint finish	31	m2	75	2,325
15	Repair damage to wall cladding (sum assumes 10% damage)		sum		2,000
16	Excludes repairing damage due to borer		Note		No Allowance
17	Apply biocide prior to repainting		sum		1,100
18	Paint exterior walls, doors and windows including all preparation	118	m2	42	4,956
19	Scaffolding/ roof edge protection and shrinkwrap to last		sum		9,000
20 - 25	<b><u>Existing External Windows and Doors</u></b>				<b>24,750</b>
20	Check window and door flashings, repair as necessary (sum assumes 20% replacement)		sum		750
21	Repair window and door frames (sum assumes 20% damage/rot)		sum		2,000
22	Replace broken glass and putty (sum assumes 30% replacement)		sum		750
23	Check, adjust, repair all external windows and doors (2 doors, 12 windows) including working counterweights, hardware and security locks		sum		1,000
24	Take from storage and reuse existing door to back porch/outer hall location	1	no.	250	250
25	Retrofit double glazing to windows		sum		20,000
26 - 59	<b><u>INTERNAL FITOUT</u></b>				<b>47,618</b>
26 - 30	<b><u>Existing Internal Partitions</u></b>				<b>480</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
26	Demolish wall in laundry	7	m2	15	105
27	Install new lintel below ceiling and make good (2.3m long)		sum		250
28	Remove door leaf to laundry and set aside for reuse	1	no.	25	25
29	Door frame to above left in place		Note		No Allowance
30	Demolish HWC cupboard and salvage cornice		sum		100
31 - 34	<b><u>Existing Internal Doors</u></b>				<b>7,920</b>
31	Check, adjust, repair all internal doors (12 doors and 5 wardrobes)		sum		500
32	Remove flush panels from original door leafs and make good (2 No.)		sum		500
33	Remove paint from original door leaves and refinish in oil to match existing clear finish	17	no.	280	4,760
34	Remove paint from original door architraves and skirtings and refinish in oil to match existing clear finish	120	m	18	2,160
35 - 40	<b><u>Existing Floor Finishes</u></b>				<b>11,824</b>
35	Uplift existing carpets in hall, living, dining and bedrooms and dispose	82	m2	12	984
36	Light sand and oil finish to hall, living, dining and bedrooms	82	m2	55	4,510
37	Rugs/edged carpet squares to 80% of bedrooms and living		sum		2,300
38	Vinyl flooring to bathroom, toilet, kitchen and back porch including underlay	24	m2	80	1,920
39	Extra value for 100mm upstand	37	m	30	1,110
40	Extra value to build up floor level by 25mm and forming falls for level entry shower		sum		1,000
41 - 49	<b><u>Existing Wall &amp; Ceiling Finishes</u></b>				<b>17,424</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
41	Remove wall and ceiling linings to accessible WC	32	m2	15	480
42	New aqualine gib wall and ceiling linings to accessible WC including paint finish and cornice	32	m2	85	2,720
43	Hardiglaze lining to new shower		sum		800
44	Treat walls with cleaner to remove mildew and patch repair	303	m2	4	1,212
45	Paint finish to walls	226	m2	21	4,746
46	Extra value to remove paint from original timber panelling in halls 2m high and refinish in oil to match existing clear finish	40	m2	65	2,600
47	Extra value to paint window sashes, frames and architraves	11	no.	100	1,100
48	Wall paper to bedrooms 1 and 2	77	m2	20	1,540
49	Paint finish to ceilings	106	m2	21	2,226
50 - 59	<b><u>Existing Fittings and Fixtures</u></b>				<b>9,970</b>
50	Adjust all kitchen joinery doors to fit, catches to work and drawers to run freely		sum		500
51	Excluded adjust kitchen joinery to give knee space for wheelchair		Note		No Allowance
52	New curtain rails and thermally backed curtains		sum		1,500
53	500 dia fabric light shades to existing batten mounts/ pendants	9	no.	30	270
54	Minor repairs to existing joinery in living and bedroom 3		sum		250
55	Final clean on completion		sum		750
56	New fridge/freezer	1	no.	1,500	1,500
57	New electric range oven	1	no.	1,200	1,200
58	Heat pump fit into living room	1	no.	4,000	4,000

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
59	Washing machines are excluded		Note		No Allowance
<b>60 - 78</b>	<b><u>SERVICES</u></b>				<b>22,320</b>
<b>60 - 69</b>	<b><u>Plumbing Services</u></b>				<b>9,450</b>
60	Retain existing concrete tubs		Note		No Allowance
61	Remove HWC and set aside		sum		350
62	New underfloor pipework from tank supply and connection to existing fittings		sum		1,000
63	New HWC with new supply pipework		sum		2,000
64	See the specific clarifications section of the report for additional cost to project budget for solar/LPG water heating		Note		No Allowance
65	Cap off and remove existing bathroom vanity and bath		sum		100
66	Level entry shower including shower slide and mixer, seat, rail and curtain	1	no.	2,500	2,500
67	WC suite	1	no.	1,500	1,500
68	Wash basin	1	no.	1,500	1,500
69	Replace existing tapware		sum		500
<b>70 - 76</b>	<b><u>Electrical Services</u></b>				<b>4,600</b>
70	Testing and reconnection of power to meter		sum		250
71	Upgrade distribution board including load shedding device		sum		2,000
72	Assumed house was rewired circa 1995 and cabling is acceptable		Note		No Allowance
73	Replace kitchen extract fan with new	1	no.	650	650
74	New heating circuit from DB to heater locations		sum		300
75	Electric wall heaters to bedrooms, dining, and living area including permanent connection unit	5	no.	150	750

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
76	Mechanical extract to shower room	1	no.	650	650
77 - 78	<b><u>Fire Services</u></b>				<b>8,270</b>
77	Smoke alarms, type 3 automatic alarm with automatic call to GWRC		sum		2,000
78	Domestic sprinkler system (assumes water pressure not sufficient and separate pipework and pump required, no allowance for backup power)	114	m2	55	6,270
79 - 84	<b><u>EXTERNAL WORKS</u></b>				<b>7,120</b>
79 - 80	<b><u>New Deck</u></b>				<b>3,300</b>
79	1200 wide x 4000 long accessible ramp rising 1:20 including 75mm upstand on each side		sum		1,800
80	2400x1700 deck to last including timber foundations (no handrails)		sum		1,500
81 - 84	<b><u>Optional - New Steps</u></b>				<b>3,820</b>
81	1200 wide x 2700 long timber stair rising approx 1.1m including timber foundations, handrails and open risers		sum		1,200
82	1300x1900 landing to last including timber foundations, and handrails		sum		1,200
83	Extra value to cladding to install single exterior door	1	no.	1,400	1,400
84	Rounding		sum		20
85 - 92	<b><u>PORCH EXTENSION</u></b>				<b>18,366</b>
	<b>Porch Substructure</b>				
85	New porch substructure	8	m2	340	2,720
	<b>Porch Roof</b>				
86	New porch roof complete	10	m2	380	3,800
87	New metal gutters to last	8	m	67	536
88	200 wide soffit to roof	2	m2	135	270

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
	<b>Porch External Walls</b>				
89	Timber framed external walls including pine weatherboards, battens, RAB, timber framing, insulation, plasterboard linings and paint finish	22	m2	350	7,700
	<b>Porch External Windows</b>				
90	New 2200 x 1000 timber window	1	no.	2,200	2,200
	<b>Porch Floor Finishes</b>				
91	New vinyl flooring to porch	8	m2	80	640
92	Provision for lighting and power to new porch		sum		500
<b>93 - 94</b>	<b><u>SUNDRIES</u></b>				<b>15,000</b>
93	FF&E requirements ( beds, couches, dining tables and chairs)		sum		15,000
94	Above rates exclude main contractors onsite and offsite overheads, margin, and contingency		Note		No Allowance
	<u>AMOUNT OF CONCEPT ESTIMATE CARRIED TO SUMMARY</u>				201,000



**BARING HEAD PROJECT**  
**FOR**  
**GREATER WELLINGTON REGIONAL COUNCIL**  
**KEEPERS HOUSE NO 2**  
**CONCEPT ESTIMATE**

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
<b>1 - 70</b>	<b><u>GENERAL NOTES TO CONTRACTORS</u></b>				
1	Gross Floor Area	115	m2		No Allowance
<b>2 - 4</b>	<b><u>BUILDING STRUCTURE</u></b>				<b>22,645</b>
	<b>Existing Substructure</b>				
2	Relevel house by packing up existing concrete piles (building footprint 115m2) assumed in good condition		sum		5,000
3	Insulation to underfloor	115	m2	23	2,645
4	Borer repair sum		sum		15,000
<b>5 - 23</b>	<b><u>BUILDING ENVELOPE</u></b>				<b>74,304</b>
<b>5 - 11</b>	<b><u>Existing Roof</u></b>				<b>28,902</b>
5	Remove and dispose of existing corrugated roofing (assumed to be asbestos) and gutters		sum		9,000
6	New corrugated metal roofing	138	m2	86	11,868
7	New metal gutters and downpipe to last	59	m	67	3,953
8	Insulation to ceiling	115	m2	25	2,875
9	Remove rot and treat ends to split and rotten ends to flat roof extension		sum		500
10	Apply biocide to soffits prior to repainting		sum		200
11	Painting to soffits	23	m2	22	506
<b>12 - 18</b>	<b><u>Existing External Walls</u></b>				<b>20,902</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
12	Remove temporary hoardings and make good		sum		300
13	Remove and dispose of existing sub floor fibre cement cladding and dispose	31	m2	15	465
14	New fibre cement subfloor cladding including paint finish	31	m2	75	2,325
15	Repair damage to wall cladding (sum assumes 10% damage)		sum		2,000
16	Apply biocide prior to repainting		sum		1,100
17	Paint exterior walls, doors and windows including all preparation	136	m2	42	5,712
18	Scaffolding/ roof edge protection and shrinkwrap to last		sum		9,000
19 - 23	<b><u>Existing External Windows and Doors</u></b>				<b>24,500</b>
19	Check window and door flashings, repair as necessary (sum assumes 20% replacement)		sum		750
20	Repair window and door frames (sum assumes 20% damage/rot)		sum		2,000
21	Replace broken glass and putty (sum assumes 30% replacement)		sum		750
22	Check, adjust, repair all external windows and doors (2 doors, 12 windows) including working counterweights, hardware and security locks		sum		1,000
23	Retrofit double glazing to windows		sum		20,000
24 - 49	<b><u>INTERNAL FITOUT</u></b>				<b>46,343</b>
24 - 27	<b><u>Existing Internal Doors</u></b>				<b>7,920</b>
24	Check, adjust, repair all internal doors (12 doors and 5 wardrobes)		sum		500
25	Remove flush panels from original door leafs and make good (2No.)		sum		500

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
26	Remove paint from original door leaves and refinish in oil to match existing clear finish	17	no.	280	4,760
27	Remove paint from original door architraves and skirtings and refinish in oil to match existing clear finish	120	m	18	2,160
28 - 31	<b><u>Existing Floor Finishes</u></b>				<b>10,477</b>
28	Uplift existing carpets in hall, living, dining and bedrooms and dispose	91	m2	12	1,092
29	Light sand and oil finish to hall, living, dining and bedrooms	91	m2	55	5,005
30	Rugs/edged carpet squares to 80% of bedrooms and living		sum		2,300
31	Vinyl flooring to bathroom, toilet, kitchen and back porch including underlay	26	m2	80	2,080
32 - 37	<b><u>Existing Wall &amp; Ceiling Finishes</u></b>				<b>16,066</b>
32	Treat walls with cleaner to remove mildew and patch repair	389	m2	4	1,556
33	Paint finish to walls	315	m2	21	6,615
34	Extra value to remove paint from original timber panelling in halls 2m high and refinish in oil to match existing clear finish	40	m2	65	2,600
35	Extra value to paint window sashes, frames and architraves	14	no.	100	1,400
36	Wall paper to bedrooms 1 and 2	74	m2	20	1,480
37	Paint finish to ceilings	115	m2	21	2,415
38 - 49	<b><u>Existing Fittings and Fixtures</u></b>				<b>11,880</b>
38	Adjust all kitchen joinery doors to fit, catches to work and drawers to run freely		sum		500
39	Repaint cabinetry		sum		1,000
40	New curtain rails and thermally backed curtains		sum		1,500

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
41	500 dia fabric light shades to existing batten mounts/ pendants	11	no.	30	330
42	Minor repairs to existing joinery in living and bedroom 3		sum		250
43	Final clean on completion		sum		750
44	New fridge/freezer	1	no.	1,500	1,500
45	New electric range oven	1	no.	1,200	1,200
46	Heat pump fit into living room	1	no.	4,000	4,000
47	Washing machines are excluded		Note		No Allowance
48	Remove and replace shower wall lining	1	no.	800	800
49	New shower curtain	1	no.	50	50
<b>50 - 63</b>	<b><u>SERVICES</u></b>				<b>21,525</b>
<b>50 - 54</b>	<b><u>Plumbing Services</u></b>				<b>4,350</b>
50	New HWC with new supply pipework		sum		2,000
51	See the specific clarifications section of the report for additional cost to project budget for solar/LPG water heating		Note		No Allowance
52	New underfloor pipework from tank supply and connection to existing fittings		sum		1,000
53	New low flow shower head	1	no.	350	350
54	Replace existing tapware		sum		1,000
<b>55 - 61</b>	<b><u>Electrical Services</u></b>				<b>8,850</b>
55	Testing and reconnection of power to meter		sum		250
56	Replace distribution board including load sheading device		sum		2,750
57	Replace all existing lighting and power circuits		sum		3,500
58	Replace kitchen extract fan with new	1	no.	650	650

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
59	New heating circuit from DB to heater locations		sum		300
60	Electric wall heaters to bedrooms and living area including permanent connection unit	5	no.	150	750
61	Mechanical extract to shower room	1	no.	650	650
62 - 63	<b><u>Fire Services</u></b>				<b>8,325</b>
62	Smoke alarms, type 3 automatic alarm with automatic call to GWRC		sum		2,000
63	Domestic sprinkler system (assumes water pressure not sufficient and separate pipework and pump required, no allowance for backup power)	115	m2	55	6,325
64 - 68	<b><u>EXTERNAL WORKS</u></b>				<b>4,183</b>
	<b>Optional - New Steps</b>				
64	1200 wide x 2700 long timber stair rising approx 1.1m including timber foundations, handrails and open risers		sum		1,200
65	1300x1900 landing to last including timber foundations, and handrails		sum		1,200
66	Form 1000x2000 opening in existing wall	1	no.	150	150
67	Single exterior door	1	no.	1,500	1,500
68	Rounding		sum		133
69 - 70	<b><u>SUNDRIES</u></b>				<b>15,000</b>
69	FF&E requirements (beds, couches, dining tables and chairs)		sum		15,000
70	Above rates exclude main contractors onsite and offsite overheads, margin, and contingency		Note		No Allowance
	<b><u>AMOUNT OF CONCEPT ESTIMATE CARRIED TO SUMMARY</u></b>				184,000

BARING HEAD PROJECT  
FOR  
GREATER WELLINGTON REGIONAL COUNCIL  
POWER HOUSE  
CONCEPT ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
<b>1 - 24</b>	<b><u>GENERAL NOTES TO CONTRACTORS</u></b>				
1	Gross Floor Area	80	m2	-	No Allowance
<b>2 - 12</b>	<b><u>BUILDING ENVELOPE</u></b>				<b>27,570</b>
<b>2 - 5</b>	<b><u>Existing Roof</u></b>				<b>18,170.00</b>
2	Remove and dispose of existing corrugated roofing (assumed to be asbestos) and gutters		sum		5,000
3	New corrugated metal roofing	95	m2	86	8,170
4	Install new spouting and downpipes to match original		sum		3,000
5	Insulation to ceiling	80	m2	25	2,000
<b>6 - 8</b>	<b><u>Existing External Walls</u></b>				<b>4,900</b>
6	Remove temporary hoardings and make good		sum		300
7	Repair damage to wall cladding (sum assumes 10% damage)		sum		2,000
8	Clean down and repaint stucco walls	104	m2	25	2,600
<b>9 - 12</b>	<b><u>Existing External Windows and Doors</u></b>				<b>4,500</b>
9	Check window and door flashings, repair as necessary (sum assumes 20% replacement)		sum		750
10	Repair window and door frames (sum assumes 20% damage/rot)		sum		2,000

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
11	Replace broken glass and putty (sum assumes 30% replacement)		sum		750
12	Check, adjust, repair all external windows and doors (2 doors, 11 windows) including working counterweights, hardware and security locks		sum		1,000
<b>14 - 17</b>	<b><u>INTERNAL FITOUT</u></b>				<b>7,308</b>
-	<b><u>Existing Internal Doors</u></b>				-
-	<u>Check, adjust, repair all internal doors (6 doors)</u>		sum		-
<b>14 - 15</b>	<b><u>Existing Floor Finishes</u></b>				<b>980</b>
14	Replace lino to room 1	6	m2	80	480
15	Clean off stains to exposed concrete floor		sum		500
<b>16 - 17</b>	<b><u>Existing Wall &amp; Ceiling Finishes</u></b>				<b>6,328</b>
16	Clean down and repaint existing walls	192	m2	28	5,376
17	Clean down and repaint ceilings to room 3, generator,	34	m2	28	952
<b>18 - 20</b>	<b><u>SERVICES</u></b>				<b>1,600</b>
<b>18 - 19</b>	<b><u>Electrical Services</u></b>				<b>600</b>
18	New heating circuit from DB to heater locations		sum		300
19	Electric wall heaters including permanent connection unit	2	no.	150	300
<b>20 -</b>	<b><u>Fire Services</u></b>				<b>1,000</b>
20	Smoke alarms, type 3 automatic alarm with automatic call to GWRC		sum		1,000
<b>21 - 24</b>	<b><u>EXTERNAL WORKS</u></b>				<b>3,522</b>
	New Deck				

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
21	1200 wide x 4000 long accessible ramp rising 1:20 including 75mm upstand on each side		sum		1,800
22	2400x1700 deck to last including timber foundations (no handrails)		sum		1,500
23	Rounding		sum		222
24	Above rates exclude main contractors onsite and offsite overheads, margin, and contingency		Note		No Allowance
<u>AMOUNT OF CONCEPT ESTIMATE CARRIED TO SUMMARY</u>					40,000



**BARING HEAD PROJECT**  
**FOR**  
**GREATER WELLINGTON REGIONAL COUNCIL**  
**OUTBUILDINGS & SITEWORKS**  
**CONCEPT ESTIMATE**

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
-	<u>GENERAL NOTES TO CONTRACTORS</u>				
<b>1 - 11</b>	<b><u>SITE CLEARANCE BY FOBH</u></b>				-
1	Excludes removal of two specimen trees		Note		No Allowance
2	Remove existing dead tree		Note		No Allowance
3	Remove timber fence (approx 28m)		Note		No Allowance
4	Uncover and repair concrete driveway edging (130m)		Note		No Allowance
5	Uncover and repair concrete pathway (approx 70m)		Note		No Allowance
6	Uncover and repair patio slab at rear of power house, keepers house and under tree		Note		No Allowance
7	Inspection by arborist		Note		No Allowance
8	Within shelterbelt - remove all damaged, dead and diseased branches and trees. All wounds to be treated as directed by arborist. PROVISIONAL		Note		No Allowance
9	Within original areas of planting - remove all damaged, dead and diseased branches and trees. All wounds to be treated as directed by arborist. PROVISIONAL		Note		No Allowance
10	Selectively remove weed species and deadwood from regenerating shelterbelt		Note		No Allowance
11	Excluded mowing grass north east of site and reinstating lawn.		Note		No Allowance

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
<b>12 -</b>	<b><u>HARD LANDSCAPING</u></b>				<b>8,750</b>
12	Trim 100mm of ground on driveway, compact and place 100mm of stones	350	m2	25	8,750
<b>13 - 18</b>	<b><u>OUTBUILDINGS</u></b>				<b>72,500</b>
13	Repairs and maintenance to shed behind No. 1 keepers House. Comprising timber weatherboards and metal roofing.		sum		3,000
14	Repairs and maintenance to pump enclosure behind no. 1 keepers house		sum		500
15	Repairs and maintenance to shed behind No. 2 keepers House. Comprising timber weatherboards and metal roofing.		sum		1,000
16	Repairs and maintenance to shed behind No. 2 keepers House. Comprising metal cladding and roofing.		sum		3,000
17	Repairs and maintenance to single garage. Comprising timber weatherboards and metal roofing. Includes slab repair		sum		20,000
18	New free standing toilet building for accessible WC connected to onsite waste treatment plant		sum		45,000
<b>19 -</b>	<b><u>STORMWATER</u></b>				-
19	See main water section		Note		No Allowance
<b>20 - 22</b>	<b><u>SANITARY SEWER</u></b>				<b>28,000</b>
20	Onsite waste treatment plant		sum		20,000
21	Subsoil sandbed irrigation field (approx 70m2)		sum		5,000
22	Pipework connections from houses		sum		3,000
<b>23 - 31</b>	<b><u>MAINS WATER</u></b>				<b>23,750</b>
23	Excludes reinstating 3 no existing water tanks		Note		No Allowance

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
24	Structural assessment of existing underground tanks		sum		5,000
25	New 30,000 litre plaster water tank, founded 1m below existing ground level		sum		6,000
26	Extra value for option of 2x 10,000 litre tanks and additional pump		sum		2,500
27	Collection system from roof gutters including first flush diverter and pipework (in common trench)		sum		3,000
28	Filtration system including enclosure		sum		3,000
29	Pumpsets including enclosure and power supply		sum		2,000
30	Water supply pipework to houses including isolation toby valve (in common trench)		sum		2,000
31	Rounding		sum		250
<b>32 - 34</b>	<b><u>UTILITY SERVICES</u></b>				<b>52,000</b>
32	Testing of below ground cable and certification of fuse box at front of power house and othe services		sum		2,000
33	Transformer upgrade and draw new LV mains supply cable		sum		50,000
34	Excludes upgrade to HV mains supply		Note		No Allowance
<b>35 - 42</b>	<b><u>SOFT LANDSCAPING BY FOBH</u></b>				<b>30,000</b>
35	Sum allowance for FOBH to carry out works as directed by GWRC		sum		30,000
36	Reinstate original shelterbelt planting. Assumed Macrocarpa PB95 grade		Note		No Allowance
37	New low level planting 0.6-1.5m high (assumed at 800crs)		Note		No Allowance
38	Succession plant in gaps of original structure planting (assumed at 500crs)		Note		No Allowance
39	New structure planting		Note		No Allowance

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
40	New low level planting in northern arc of lighting beam (assumed at 800crs)		Note		No Allowance
41	Restore rockery and replant		Note		No Allowance
42	Form new access way to west of site and WC (approx 50m)		Note		No Allowance
<b>43 - 51</b>	<b><u>SITE FURNITURE BY FOBH</u></b>				<b>20,000</b>
43	Sum allowance for FOBH to carry out works as directed by GWRC		sum		20,000
44	Wayfinding signage and labels		Note		No Allowance
45	Reinstate shelter fence, 45mm brushwood fixed to timber structure 1.6m high		Note		No Allowance
46	Repair picket fence and repaint (approx 8m)		Note		No Allowance
47	New 1.2m wide timber gate and stile entry to site on pathways		Note		No Allowance
48	New 2.2m wide timber gate and stile entry to site on driveway		Note		No Allowance
49	Free standing timber picnic tables including compacted stone hardstanding and edging		Note		No Allowance
50	View point at mown track		Note		No Allowance
51	Above rates exclude main contractors onsite and offsite overheads, margin, and contingency		Note		No Allowance
					<u>AMOUNT OF CONCEPT ESTIMATE CARRIED TO SUMMARY</u>
					235,000

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