



RAWLINSONS

**ELEMENTAL ESTIMATE REPORT**

**FOR**

**SEISMIC STRENGTHENING WORKS**

**OF**

**TAIHAPE TOWN HALL, TAIHAPE**

**FEBRUARY 2014**

QUANTITY SURVEYORS  
CONSTRUCTION CONSULTANTS  
COST ENGINEERS

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## ELEMENTAL ESTIMATE

As requested we have completed an elemental estimate for the proposed seismic upgrade and strengthening to the Taihape Town Hall, State Highway 1, Taihape.

The estimate includes provision for the proposed stripout/preparation, and subsequent new construction, repair and finishes. We have followed the same work packages as the drawings were broken into.

This estimate has been based on measured approximate quantities with historical cost data of similar projects, priced to be current as at February 2014. The level of pricing has been on a competitively tendered contract.

This estimate has been based upon the following documentation:  
Kevin O'Connor & Associates (KOA) Sketch Plans

The Estimated construction costs, excluding GST are;

Construction Works	1,935,841
Preliminary & General Costs	154,867
Main Contractors Margin	104,535
Contingency – 15%	329,287
Professional Fees	excl
Consents	excl
<b>TOTAL (excl GST)</b>	<b>\$ 2,524,530</b>

**ESTIMATE EXCLUSIONS:** This Elemental Estimate makes no allowance for any of the following:

- Escalation and cost fluctuations beyond 1<sup>st</sup> Qtr 2014
- Removal and reinstatement of loose fittings and chattels..
- Assumes competitively tendered procurement
- Temporary relocation of building occupants, including temporary accommodation, relocation costs, etc.
- Purchase of additional land and/or buildings
- Finance costs or legal fees
- Professional fees
- Building or Resource Consent costs
- Road closures
- GST

## ESTIMATE DETAILS

Refer to the following pages for estimate details

Elemental Estimate Summary



**Project:** Taihape Town Hall **Details:** Preliminary estimate 25/02/14  
**Building:** Taihape Town Hall

Item	Description	Quantity	Unit	Rate	Total
<b>Area 2 &amp; 3 - Hall</b>					
1	Site preparation				20,640
2	Structural steel				141,616
3	Carpentry				44,990
4	Concrete work				132,000
5	Services				30,000
	<u>Subtotal</u>				<u>369,246</u>
<b>Area 4 - Tower</b>					
6	Site preparation				23,640
7	Structural steel				182,184
8	Carpentry				26,224
9	Concrete work				160,000
10	Services				20,000
	<u>Subtotal</u>				<u>412,048</u>
<b>Area 2 - Gallery</b>					
11	Site preparation				15,330
12	Structural steel				31,768
13	Carpentry				33,620
14	Concrete work				144,000
15	Services				15,000
	<u>Subtotal</u>				<u>239,718</u>
<b>Area 1 - Front facade</b>					
16	Site preparation				44,845
17	Concrete work				390,226
18	Structural steel				153,668
19	Carpentry				87,535
20	Services				30,000
	<u>Subtotal</u>				<u>706,274</u>
<b>Front canopy</b>					
21	Structural steel				5,190
	<u>Subtotal</u>				<u>5,190</u>
<b>Sub floor</b>					
22	Masonry block walls				148,365
23	Carpentry				25,000
	<u>Subtotal</u>				<u>173,365</u>

Elemental Estimate Summary



<b>Project:</b> Taihape Town Hall	<b>Details:</b> Preliminary estimate 25/02/14
<b>Building:</b> Taihape Town Hall	

Item	Description	Quantity	Unit	Rate	Total
	<b>External stairs</b>				
24	Allowance to strengthen stair supports	1	Item	10,000.00	10,000
	<u>Subtotal</u>				<u>10,000</u>
	<b>General</b>				
25	Allowance to remove Interior GIB lining and replace with braceline to non worked on areas	1	Item	20,000.00	20,000
	<u>Subtotal</u>				<u>20,000</u>
26	P&G	8	%		154,867
27	Margin	5	%		104,535
28	Contingency	15	%		329,286
					<b>2,524,530</b>

<b>Project:</b> Taihape Town Hall	<b>Details:</b> Preliminary estimate 25/02/14
<b>Building:</b> Taihape Town Hall	

Item	Description	Quantity	Unit	Rate	Total
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**Area 2 & 3 - Hall**

**Site preparation**

1	Remove roofing for reuse	168	m2	30.00	5,040
2	Allowance to remove rotten roof framing if needed	1	Item	800.00	800
3	Allowance to remove linings around columns and interior walls	240	m2	20.00	4,800
4	Allowance to remove sections of floor for steel work	20	No	250.00	5,000
5	Excavation for new footings	10	No	450.00	4,500
6	Remove brick chimney	1	Item	500.00	500

**20,640**

**Structural steel**

1	150x90 UA	3,235	kg	8.50	27,498
2	M12 fixings	390	No	14.00	5,460
3	150 PFC	3,293	kg	8.00	26,344
4	M20 Fixings	122	No	15.00	1,830
5	60mm plate fixing points including drilled holes	104	No	65.00	6,760
6	20mm diameter reid brace, aprox 220m	533	kg	4.00	2,132
7	20mm reid brace connectors	60	No	174.00	10,440
8	250 PFC	6,760	kg	8.00	54,080
9	25mm dia reid brace , aprox 190m	724	kg	4.00	2,896
10	25mm reid brace connectors	24	No	174.00	4,176

**141,616**

**Carpentry**

1	50mm timber packer	56	m	20.00	1,120
2	Roof truss ties	26	No	15.00	390
3	Lumberlok strap brace	80	m	18.00	1,440
4	Allowance to replace rotting roof timber if needed	1	Item	5,000.00	5,000
5	Relay roofing including new paper/wire	168	m2	30.00	5,040
6	Make good floor areas	20	No	350.00	7,000
7	Allowance to make good interior including boxing out structural steel	1	Item	25,000.00	25,000

**44,990**

**Concrete work**

1	New footings including concrete and reinforcing	33	m3	4,000.00	132,000
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**132,000**

Project: Taihape Town Hall

Details: Preliminary estimate 25/02/14

Building: Taihape Town Hall

Item	Description	Quantity	Unit	Rate	Total
<b>Services</b>					<i>(Continued)</i>
1	Allowance for disruption to services	1	Item	30,000.00	30,000
					<b>30,000</b>

**Subtotal****369,246****Area 4 - Tower****Site preparation**

1	Remove roofing for reuse	152	m2	30.00	4,560
2	Allowance to remove rotting roof timber if needed	1	Item	500.00	500
3	Allowance to remove interior linings for structural steel work	559	m2	20.00	11,180
4	Allowance to remove floor sections for structural steel	8	No	250.00	2,000
5	Excavation for new footings	12	No	450.00	5,400
					<b>23,640</b>

**Structural steel**

1	410 UB	12,169	kg	8.00	97,352
2	150 PFC	2,202	kg	8.00	17,616
3	250 PFC	852	kg	8.00	6,816
4	300 PFC	4,452	kg	8.00	35,616
5	100 SHS	470	kg	8.00	3,760
6	150 SHS	528	kg	8.00	4,224
7	20mm dia reid brace, aprox 290m	705	kg	4.00	2,820
8	20mm reid brace connectors	62	No	174.00	10,788
9	25mm dia reid brace, aprox 100m	102	kg	4.00	408
10	25mm reid brace connectors	16	No	174.00	2,784
					<b>182,184</b>

**Carpentry**

1	Lumberlok strap brace to roof	48	m	18.00	864
2	Allowance to replace rotting roof timber if needed	1	Item	3,000.00	3,000
3	Relay roofing including new wire and paper	152	m2	30.00	4,560
4	Allowance to make good interior	1	Item	15,000.00	15,000
5	Allowance to make good floor areas	8	Item	350.00	2,800
					<b>26,224</b>

**Concrete work**

1	New footings including concrete and reinforcing	40	m3	4,000.00	160,000
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Project: Taihape Town Hall

Details: Preliminary estimate 25/02/14

Building: Taihape Town Hall

Item	Description	Quantity	Unit	Rate	Total
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**Concrete work***(Continued)*

1	New footings including concrete and reinforcing	40	m3	4,000.00	160,000
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**160,000****Services**

1	Allowance for disruption to services	1	Item	20,000.00	20,000
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**20,000****Subtotal****412,048****Area 2 - Gallery****Site preparation**

1	Remove interior linings	224	m2	20.00	4,480
2	Remove sections of floor	11	No	250.00	2,750
3	Excavation for new footings	11	No	450.00	4,950
4	Remove ceiling	126	m2	25.00	3,150

**15,330****Structural steel**

1	410 UB	216	kg	8.00	1,728
2	250 UB	2,194	kg	8.00	17,552
3	150 SHS	1,561	kg	8.00	12,488

**31,768****Carpentry**

1	Allowance to make good interior walls	1	Item	15,000.00	15,000
2	Allowance to make good floors	10	No	350.00	3,500
3	Allowance for extra blocking	126	m2	25.00	3,150
4	Make good ceiling	126	m2	95.00	11,970

**33,620****Concrete work**

1	New footings including concrete and reinforcing	36	m3	4,000.00	144,000
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**144,000****Services**

1	Allowance for disruption to services	1	Item	15,000.00	15,000
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**15,000****Subtotal****239,718**

Project: Taihape Town Hall

Details: Preliminary estimate 25/02/14

Building: Taihape Town Hall

Item	Description	Quantity	Unit	Rate	Total
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**Area 1 - Front facade***(Continued)***Site preparation**

1	Remove interior linings	129	m2	20.00	2,580
2	Demolish interior masonry walls	172	m2	65.00	11,180
3	Remove sections of floor	16	No	250.00	4,000
4	Excavation for new footings	10	No	450.00	4,500
5	Remove Ceiling	95	m2	25.00	2,375
6	Remove first floor floor boards	95	m2	50.00	4,750
7	Demolish parapet	19	m	30.00	570
8	Break out floor for wall footing	96	m2	80.00	7,680
9	Excavate for wall footing	116	m3	35.00	4,060
10	Remove roofing for reuse	95	m2	30.00	2,850
11	Allowance to remove rotting timber in roof	1	Item	300.00	300

**44,845****Concrete work**

1	Ground floor walls including ties, reinforcing, concrete and finish	129	m2	394.00	50,826
2	New footings including concrete and reinforcing	37	m3	4,000.00	148,000
3	Concrete in new wall footing including reinforcing	116	m3	1,650.00	191,400

**390,226****Structural steel**

1	530 UB	10,157	kg	8.00	81,256
2	150 SHS	739	kg	8.00	5,912
3	100 SHS	1,128	kg	8.00	9,024
4	380 PFC	6,790	kg	8.00	54,320
5	32mm dia reid brace, aprox 60m	354	kg	4.00	1,416
6	32mm reid brace connectors	10	No	174.00	1,740

**153,668****Carpentry**

1	Allowance to make good interior walls	1	Item	50,000.00	50,000
2	Allowance to make good floors	10	No	350.00	3,500
3	Make good ceiling	95	m2	95.00	9,025
4	Make good first floor flooring	95	m2	160.00	15,200
5	Make good ground floor to new wall footing	96	m2	30.00	2,880
6	Allowance to replace rotting timber in roof if needed	1	Item	3,000.00	3,000



Project: Taihape Town Hall

Details: Preliminary estimate 25/02/14

Building: Taihape Town Hall

Item	Description	Quantity	Unit	Rate	Total
<b>Carpentry</b>					<i>(Continued)</i>
7	Lumberlok strap bracing to roof	60	m	18.00	1,080
8	Relay roofing including new wire paper	95	m2	30.00	2,850
					<b>87,535</b>
<b>Services</b>					
1	Allowance for disruption to services	1	Item	30,000.00	30,000
					<b>30,000</b>
<b>Subtotal</b>					
					<b>706,274</b>
<b>Front canopy</b>					
<b>Structural steel</b>					
1	150 PFC	480	kg	8.00	3,840
2	M12 fixings including chemset	40	No	25.00	1,000
3	Allowance to paint and make good	1	Item	350.00	350
					<b>5,190</b>
<b>Subtotal</b>					
					<b>5,190</b>
<b>Sub floor</b>					
<b>Masonry block walls</b>					
1	Masonry block wall including reinforcing	117	m2	220.00	25,740
2	Excavation for footing	75	m3	35.00	2,625
3	Footing for block wall including reinforcing	75	m3	1,600.00	120,000
					<b>148,365</b>
<b>Carpentry</b>					
1	Allowance to replace timber joists to area 1, 2 and 4 (design and extent yet to be confirmed)	1	Item	25,000.00	25,000
					<b>25,000</b>
<b>Subtotal</b>					
					<b>173,365</b>
<b>External stairs</b>					
<b>Allowance to strengthen stair supports</b>					
					<b>10,000</b>

**Elemental Estimate**



<b>Project:</b> Taihape Town Hall	<b>Details:</b> Preliminary estimate 25/02/14
<b>Building:</b> Taihape Town Hall	

Item	Description	Quantity	Unit	Rate	Total
<b>Subtotal</b>					<i>(Continued)</i>
<b>General</b>					<b>10,000</b>
<b>Allowance to remove Interior GIB lining and replace with braseline to non worked on areas</b>					
					<b>20,000</b>
<b>Subtotal</b>					<b>20,000</b>
<b>P&amp;G</b>					<b>154,867</b>
<b>Margin</b>					<b>104,535</b>
<b>Contingency</b>					<b>329,286</b>
<b>Estimate Total</b>					<b>2,524,530</b>