

## Kate McKenzie

---

**From:** Tim Joll <timj@planzconsultants.co.nz>  
**Sent:** Friday, 19 December 2025 4:42 pm  
**To:** Kate McKenzie  
**Subject:** FW: Former Courthouse Greymouth - Strengthening Options Concept Estimates - Rev A  
**Attachments:** Greymouth Court - Full Rebuild - Dec 2025.pdf; Greymouth Court - Retain Facade and Rebuild Rev A - Dec 2025.pdf; Greymouth Court - 67% NBS Rev A - Dec 2025.pdf; Greymouth Court - 100% NBS Rev A - Dec 2025.pdf  
**Importance:** High

Hi Kate,

Just some further details on costings for your consideration in the New Year. We consider that these figures assist in demonstrating that the costs to retain or repair the heritage item are unreasonable. Particularly noting that the building has been made available since 2009 for \$1 and no party has sought to purchase the property.

Have a lovely break.

Tim



**Tim Joll - Partner**

**DDI:** 03 372 2282 **M:** 022 171 1529 **E:** [timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz) **W:** [planzconsultants.co.nz](http://planzconsultants.co.nz)  
**P:** PO Box 1845, Christchurch 8140 **A:** 79 Lichfield Street, Christchurch 8011

Notice: The information in this email is confidential and is intended only for the use of the addressee named above. If you are not the intended recipient, you are hereby notified that any review, copying or use of this information is strictly prohibited. If you have received this email in error, please reply to the author by return email, and delete the original message.

Please consider the environment before printing this email.

---

**From:** Frei, Marcel <marcel.frei@aecom.com>  
**Sent:** Friday, 19 December 2025 4:24 pm  
**To:** Tim Joll <timj@planzconsultants.co.nz>  
**Cc:** Rossetter, John <john.rossetter@justice.govt.nz>; Wilkinson, Leo <Leo.Wilkinson@aecom.com>  
**Subject:** FW: Former Courthouse Greymouth - Strengthening Options Concept Estimates - Rev A  
**Importance:** High

Hi Tim,

As requested, please see attached updated estimates to include interior finishes and fit-out, as well as the full site rebuild option.

A tabular overview comparison of the totals:

| Option                  | 5.12.25 Original |           |            | 19.12.25 - Update |           |            |
|-------------------------|------------------|-----------|------------|-------------------|-----------|------------|
|                         | Lower            | Expected  | Upper      | Lower             | Expected  | Upper      |
| 100% NBS                | 4,781,700        | 6,831,000 | 10,246,500 | 6,183,600         | 8,834,000 | 13,250,600 |
| 67% NBS                 | 4,118,700        | 5,883,000 | 8,825,900  | 5,520,600         | 7,887,000 | 11,829,900 |
| Retain Facade & Rebuild | 3,150,700        | 4,500,000 | 6,751,500  | 3,687,100         | 5,267,000 | 7,901,000  |
| Full Rebuild            | n/a              | n/a       | n/a        | 3,066,400         | 4,380,000 | 6,570,900  |

We trust this assists but don't hesitate to reach out should you require anything further.

Kind regards

**Marcel Frei**

Technical Director - Cost Management | PhD, FNZIQS  
M +64 27 536 0948  
**AECOM**

---

**From:** Wilkinson, Leo <[Leo.Wilkinson@aecom.com](mailto:Leo.Wilkinson@aecom.com)>  
**Sent:** Friday, 19 December 2025 1:55 PM  
**To:** Frei, Marcel <[marcel.frei@aecom.com](mailto:marcel.frei@aecom.com)>  
**Subject:** FW: Former Courthouse Greymouth - Strengthening Options Concept Estimates - Rev A  
**Importance:** High

---

**From:** Wilkinson, Leo  
**Sent:** Friday, 5 December 2025 9:18 AM  
**To:** Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>; Rossetter, John <[john.rossetter@justice.govt.nz](mailto:john.rossetter@justice.govt.nz)>  
**Cc:** Frei, Marcel <[marcel.frei@aecom.com](mailto:marcel.frei@aecom.com)>  
**Subject:** RE: Former Courthouse Greymouth - Strengthening Options Concept Estimates

John/ Tim

After receipt of the final information from the Heritage Consultant, we now attach our cost estimates for the strengthening options of Greymouth Courthouse.

Please advise if you require any clarification.

Regards

**Leo Wilkinson, FNZIQS, Reg QS, ICECA**  
Technical Director - Cost Management, Wellington & NZ Estimating Lead  
M +64 27 255 0553

**AECOM**

Level 19, ANZ Tower  
171 Featherston Street  
Wellington Central, New Zealand  
T +64 4 896 6000  
[aecom.com](http://aecom.com)

**Delivering a better world**  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

---

**From:** Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>  
**Sent:** Thursday, 4 December 2025 9:13 AM  
**To:** Wilkinson, Leo <[Leo.Wilkinson@aecom.com](mailto:Leo.Wilkinson@aecom.com)>  
**Subject:** Former Courthouse Greymouth

Morning Leo,

I hope your week is going well. I was just following up to see if you still thought we would have your draft costings this week. The Ministry is hoping to lodge the RC application next week. Even if I could get the figures for the 67%, 100% and façade retention options that would be extremely helpful as then I can look to complete my draft and get feedback from the Project Team at the same time as they review the QS report.

Kind regards,  
Tim



**Tim Joll - Partner**

**DDI:** 03 372 2282    **M:** 022 171 1529    **E:** [timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)    **W:** [planzconsultants.co.nz](http://planzconsultants.co.nz)  
**P:** PO Box 1845, Christchurch 8140    **A:** 79 Lichfield Street, Christchurch 8011

Notice: The information in this email is confidential and is intended only for the use of the addressee named above. If you are not the intended recipient, you are hereby notified that any copying or use of this information is strictly prohibited. If you have received this email in error, please reply to the author by return email, and delete the original message.

 Please consider the environment before printing this email.

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

### PROJECT SUMMARY

| Code | Description                                                               | Quantity | Unit | Rate             | Total            |
|------|---------------------------------------------------------------------------|----------|------|------------------|------------------|
|      | PHYSICAL WORKS - Demolition and full rebuild with new commercial building |          | Sum  |                  | 2,769,000        |
|      | ESCALATION - TO MID-POINT OF CONSTRUCTION                                 | 9.3      | %    |                  | 258,000          |
|      | <b>CONSTRUCTION TOTAL</b>                                                 |          |      |                  | <b>3,027,000</b> |
|      | CONSENT COSTS                                                             | 2.25     | %    |                  | 68,000           |
|      | CONSULTANTS FEES                                                          | 18       | %    |                  | 557,000          |
|      | MOJ COSTS                                                                 |          | Sum  |                  | 150,000          |
|      | <b>TOTAL BASE ESTIMATE</b>                                                |          |      |                  | <b>3,802,000</b> |
|      | PROJECT CONTINGENCY                                                       |          | Sum  |                  | 578,000          |
|      | <b>EXPECTED ESTIMATE</b>                                                  |          |      |                  | <b>4,380,000</b> |
|      | CLASS 5 EXPECTED ACCURACY RAGE - LOWER<br><b>\$3,150,700</b>              | -30      | %    | <b>3,066,407</b> |                  |
|      | CLASS 5 EXPECTED ACCURACY RAGE - HIGHER<br><b>\$6,751,500</b>             | 50       | %    | <b>6,570,873</b> |                  |

**4,380,000**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - DEMOLITION AND FULL  
REBUILD WITH NEW COMMERCIAL BUILDING**

| Code                                                                             | Description           | Quantity | Unit | Rate     | Total          |
|----------------------------------------------------------------------------------|-----------------------|----------|------|----------|----------------|
| <b>PHYSICAL WORKS - DEMOLITION AND FULL REBUILD WITH NEW COMMERCIAL BUILDING</b> |                       |          |      |          |                |
| 1                                                                                | SITE PREPARATION      | 621      | m²   | 302      | 187,406        |
| 5                                                                                | NEW BUILD             | 621      | Sum  | 4,052.69 | 2,518,176      |
|                                                                                  | <b>SUB-TOTAL</b>      |          |      |          | <b>187,406</b> |
| 6                                                                                | DESIGN DEVELOPMENT    | 10       | %    |          | 18,741         |
| 7                                                                                | PRELIMINARY & GENERAL | 15       | %    |          | 30,922         |
| 8                                                                                | MARGIN                | 6        | %    |          | <u>14,224</u>  |
|                                                                                  | <b>SUB-TOTAL</b>      |          |      |          | <b>63,887</b>  |

**PHYSICAL WORKS - DEMOLITION AND FULL REBUILD WITH NEW COMMERCIAL BUILDING**

**2,769,000**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - DEMOLITION AND FULL  
REBUILD WITH NEW COMMERCIAL BUILDING**

| Code     | Description                                                                         | Quantity | Unit           | Rate     | Total          |
|----------|-------------------------------------------------------------------------------------|----------|----------------|----------|----------------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                             |          |                |          |                |
|          | <u>Demolition</u><br>Carefully demolish all existing structures and removing debris | 621      | m <sup>2</sup> | 300.00   | 186,406        |
|          | <u>Others</u><br>Form site access across footpath and reinstate on completion       | 1        | Sum            | 1,000.00 | 1,000          |
|          | <b>SITE PREPARATION</b>                                                             |          |                |          | <b>187,406</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - DEMOLITION AND FULL REBUILD WITH NEW COMMERCIAL BUILDING**

| Code | Description                                          | Quantity  | Unit | Rate     | Total            |
|------|------------------------------------------------------|-----------|------|----------|------------------|
| 5    | <b>NEW BUILD</b>                                     |           |      |          |                  |
|      | A new building to achieve 100% NBS(IL2) - base build | 621       | m2   | 3,500.00 | 2,174,736        |
|      | Fit-out                                              | 621       | m2   | 1,050.00 | 652,421          |
|      | Sub-Total                                            |           |      |          |                  |
|      | <u>DDT</u>                                           |           |      |          |                  |
|      | P&G 9%                                               | 2,827,157 | Sum  | -0.083   | -233,435         |
|      | Margin 3%                                            | 2,593,722 | Sum  | -0.029   | -75,545          |
|      | Allowance at summary level                           |           |      |          |                  |
|      | <b>NEW BUILD</b>                                     |           |      |          | <b>2,518,176</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

## PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total          |
|------|------------------------------------------------------------------------------------|----------|------|------|----------------|
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      |                |
|      | <u>Design Variance</u>                                                             |          |      |      |                |
|      | Detailed site assessments - further structural issues - structure increases by 33% | 1        | Sum  |      | 68,674         |
|      | Building fabric deterioration - fit-out fabric increases by 33%                    | 1        | Sum  |      | 0              |
|      | Additional building services scope - 33% of full typical MEP project content       | 1        | Sum  |      | 0              |
|      | Design complexity of retained facade interface                                     | 1        | Sum  |      | 234,512        |
|      | Additional design fees                                                             | 7.5      | %    |      | 33,196         |
|      | <u>Construction Variance</u>                                                       |          |      |      |                |
|      | Discovery - uncovering fabric damage - costs increase by 10%                       | 1        | Sum  |      | 0              |
|      | Discovery - uncovering structural damage - costs increase by 10%                   | 1        | Sum  |      | 27,678         |
|      | Extensions of time - 2 months                                                      | 1        | Sum  |      | 80,000         |
|      | Ground conditions                                                                  | 1        | Sum  |      | 100,000        |
|      | Additional design & observation fees                                               | 7.5      | %    |      | 34,258         |
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      | <b>578,000</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total   |
|------|------------------------------------------------------------------------------------|----------|------|------|---------|
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      | Subs                                                                               |          |      |      | 148,852 |
|      | Frame                                                                              |          |      |      | 0       |
|      | Structural walls                                                                   |          |      |      | 59,252  |
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      |                                                                                    |          |      |      | 68,674  |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

**PROJECT CONTINGENCY**

| Code | Description                                           | Quantity | Unit | Rate | Total          |
|------|-------------------------------------------------------|----------|------|------|----------------|
|      | <b>DESIGN COMPLEXITY OF RETAINED FACADE INTERFACE</b> |          |      |      |                |
|      | % of build cost                                       |          |      |      | 3,126,826      |
|      | Frame, upper floors and struct walls - 20%            | 20       | %    |      | 156,341        |
|      | Ext walls - 10%                                       | 10       | %    |      | 78,171         |
|      |                                                       |          |      |      | -3,126,826     |
|      | <b>DESIGN COMPLEXITY OF RETAINED FACADE INTERFACE</b> |          |      |      | <b>234,512</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building - Full Rebuild |
| <b>Job No:</b>                                          |

**PROJECT CONTINGENCY**

| Code | Description                          | Quantity | Unit | Rate     | Total         |
|------|--------------------------------------|----------|------|----------|---------------|
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          |               |
|      | 2 month EOT                          | 40       | days | 2,000.00 | 80,000        |
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          | <b>80,000</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

### PROJECT SUMMARY

| Code | Description                                                         | Quantity | Unit | Rate              | Total            |
|------|---------------------------------------------------------------------|----------|------|-------------------|------------------|
|      | PHYSICAL WORKS - Building reinstatement and strengthening (67% NBS) |          | Sum  |                   | 4,456,000        |
|      | ESCALATION - TO MID-POINT OF CONSTRUCTION                           | 6.1      | %    |                   | 272,000          |
|      | <b>CONSTRUCTION TOTAL</b>                                           |          |      |                   | <b>4,728,000</b> |
|      | CONSENT COSTS                                                       | 1.75     | %    |                   | 83,000           |
|      | CONSULTANTS FEES                                                    | 18       | %    |                   | 1,717,000        |
|      | MOJ COSTS                                                           |          | Sum  |                   | 100,000          |
|      | <b>TOTAL BASE ESTIMATE</b>                                          |          |      |                   | <b>6,628,000</b> |
|      | PROJECT CONTINGENCY                                                 |          |      |                   | 1,259,000        |
|      | <b>EXPECTED ESTIMATE</b>                                            |          |      |                   | <b>7,887,000</b> |
|      | CLASS 5 EXPECTED ACCURACY RAGE - LOWER                              | -30      | %    | <b>5,520,625</b>  |                  |
|      | CLASS 5 EXPECTED ACCURACY RAGE - HIGHER                             | 50       | %    | <b>11,829,911</b> |                  |

7,887,000

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code                                                                       | Description                        | Quantity | Unit           | Rate  | Total            |
|----------------------------------------------------------------------------|------------------------------------|----------|----------------|-------|------------------|
| <b>PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)</b> |                                    |          |                |       |                  |
| 1                                                                          | SITE PREPARATION                   | 621      | m <sup>2</sup> | 1,024 | 636,441          |
| 2                                                                          | SUBSTRUCTURE                       | 621      | m <sup>2</sup> | 740   | 459,763          |
| 3                                                                          | FRAME                              | 621      | m <sup>2</sup> | 133   | 82,570           |
| 4                                                                          | STRUCTURAL WALLS                   | 621      | m <sup>2</sup> | 450   | 279,784          |
| 5                                                                          | ROOF                               | 621      | m <sup>2</sup> | 29    | 17,969           |
| 6                                                                          | EXTERIOR WALLS AND EXTERIOR FINISH | 621      | m <sup>2</sup> | 421   | 261,811          |
| 7                                                                          | WINDOWS AND EXTERIOR DOORS         | 621      | m <sup>2</sup> | 10    | 6,000            |
| 8                                                                          | INTERIOR WALLS                     | 621      | m <sup>2</sup> | 177   | 109,980          |
| 9                                                                          | INTERIOR DOORS                     | 621      | No             | 64    | 39,630           |
| 10                                                                         | FLOOR FINISHES                     | 621      | No             | 211   | 131,210          |
| 11                                                                         | WALL FINISHES                      | 621      | m <sup>2</sup> | 184   | 114,525          |
| 12                                                                         | CEILING FINISHES                   | 621      | m <sup>2</sup> | 346   | 214,693          |
| 13                                                                         | FITTINGS AND FIXTURES              | 621      | m <sup>2</sup> | 180   | 111,903          |
| 14                                                                         | SANITARY AND HYDRAULIC SERVICES    | 621      | m <sup>2</sup> | 77    | 47,688           |
| 15                                                                         | HEATING AND VENTILATION SERVICES   | 621      | m <sup>2</sup> | 679   | 422,153          |
| 16                                                                         | FIRE SERVICES                      | 621      | m <sup>2</sup> | 191   | 118,864          |
| 17                                                                         | ELECTRICAL SERVICES                | 621      | m <sup>2</sup> | 288   | 178,797          |
| 18                                                                         | SUNDRIES                           |          | Sum            |       | <u>89,643</u>    |
|                                                                            | <b>SUB-TOTAL</b>                   |          |                |       | <b>3,323,423</b> |
| 19                                                                         | DESIGN DEVELOPMENT                 | 10       | %              |       | 332,342          |
| 20                                                                         | PRELIMINARY & GENERAL              | 15       | %              |       | 548,365          |
| 21                                                                         | MARGIN                             | 6        | %              |       | <u>252,248</u>   |
|                                                                            | <b>TOTAL</b>                       |          |                |       | <b>1,132,955</b> |

**PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)**

**4,456,000**

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code     | Description                                                                                                                                                                 | Quantity | Unit | Rate       | Total   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------|---------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                                                                                                                     |          |      |            |         |
|          | <u>Temporary Works</u>                                                                                                                                                      |          |      |            |         |
|          | Provide extensive temporary propping to internal loadbearing walls and roof, designed to suit staged demolition and structural instability                                  | 1        | Sum  | 100,000.00 | 100,000 |
|          | Carefully take up and set aside suspended timber ground floor along building perimeter to provide access for underpinning works, say 2m wide                                | 133      | m    | 250.00     | 33,153  |
|          | Provide protection to structurally weak masonry walls with crumbling mortar and soft bricks – stabilisation prior to works                                                  | 1        | Sum  | 50,000.00  | 50,000  |
|          | Form site access across footpath and reinstate on completion                                                                                                                | 1        | Sum  | 1,000.00   | 1,000   |
|          | Form temporary harstand inside property boundaries for scaffold, propping and the like                                                                                      | 1        | Sum  | 5,000.00   | 5,000   |
|          | <u>Moisture Management</u>                                                                                                                                                  |          |      |            |         |
|          | Rectify waterlogged underfloor void, including pumping out and temporary drainage                                                                                           | 1        | Sum  | 18,000.00  | 18,000  |
|          | Remove and treat extreme internal dampness to walls, floors and ceiling fabric – include allowance for drying, sealing, or replacement                                      | 1        | Sum  | 40,000.00  | 40,000  |
|          | Repair façade damage due to uncontrolled water flow, including render, brickwork, or timber elements                                                                        | 1        | Sum  |            | 0       |
|          | <u>Remedial Repairs / Openings</u>                                                                                                                                          |          |      |            |         |
|          | Allow for minor vandalism repairs, e.g., damaged doors, fixings, partitions                                                                                                 | 1        | Sum  | 10,000.00  | 10,000  |
|          | Board up or make safe broken windows and exposed external openings, temporary weatherproofing                                                                               | 1        | Sum  | 5,000.00   | 5,000   |
|          | <u>Chimney Replacement (Provisional)</u>                                                                                                                                    |          |      |            |         |
|          | Replace URM chimneys with brick veneer fixed to new RC shaft 175mm thk. w/ 80kg/m3 rebar; install 3 x 3 x 0.8m fp. RC foundation pad on 8 micropiles (option to demolition) |          | Sum  | 100,000.00 | 0       |
|          | <u>Hazmat &amp; Strip-Out - Provisional Allowances</u>                                                                                                                      |          |      |            |         |
|          | Strip-out and disposal of black mould-affected materials                                                                                                                    | 1        | Sum  | 30,000.00  | 30,000  |
|          | Remove and dispose of broken/damaged ceiling linings and internal wall linings due to vandalism or moisture damage                                                          | 1        | Sum  | 18,000.00  | 18,000  |
|          | Removal and disposal of asbestos in roof cavity; including testing, encapsulation (if required), and certification                                                          | 1        | Sum  | 45,000.00  | 45,000  |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                                                                                | Quantity | Unit           | Rate      | Total          |
|----------|------------------------------------------------------------------------------------------------------------|----------|----------------|-----------|----------------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                                                    |          |                |           |                |
|          | Allow for discovery and removal of additional hazardous materials                                          | 1        | Sum            | 20,000.00 | 20,000         |
|          | <u>Demolition</u>                                                                                          |          |                |           |                |
|          | Remove all single wythe URM internal walls                                                                 | 431      | m <sup>2</sup> | 200.00    | 86,110         |
|          | Remove existing ceiling lining                                                                             | 621      | m <sup>2</sup> | 50.00     | 31,068         |
|          | Remove brick veneer and corroded ties on all perimeter walls                                               | 480      | m <sup>2</sup> | 200.00    | 96,086         |
|          | Remove timber lining on internal face of the courtroom walls                                               | 180      | m <sup>2</sup> | 170.00    | 30,525         |
|          | <u>Chimney</u>                                                                                             |          |                |           |                |
|          | Careful remove of URM chimneys from ceiling cavity to floor; including safe access, lowering, and disposal | 5        | no             | 3,500.00  | 17,500         |
|          | <b>SITE PREPARATION</b>                                                                                    |          |                |           | <b>636,441</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                                                                                                                                                                                             | Quantity | Unit | Rate      | Total          |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>2</b> | <b>SUBSTRUCTURE</b>                                                                                                                                                                                                     |          |      |           |                |
|          | <u>Excavation and Foundation Preparations</u>                                                                                                                                                                           |          |      |           |                |
|          | Cutting down existing URM foundation in line with internal wythe                                                                                                                                                        | 133      | m    | 415.00    | 55,033         |
|          | Grout injection to underpin the existing foundation                                                                                                                                                                     | 133      | m    | 56.01     | 7,427          |
|          | <u>Piling</u>                                                                                                                                                                                                           |          |      |           |                |
|          | 168mm dia screw piles to an average of 8 - 10 m deep (No.); around perimeter of building tied into foundations with concrete pile cap                                                                                   | 342      | m    | 550.00    | 188,101        |
|          | Piling equipment site establishment and disestablishment                                                                                                                                                                | 1        | Sum  | 10,000.00 | 10,000         |
|          | <u>Substructure</u>                                                                                                                                                                                                     |          |      |           |                |
|          | 800 x 400 reinforced (80kg/m <sup>3</sup> ) concrete tie beams to connect foundation; including formwork, excavation and disposal                                                                                       | 118      | m    | 531.00    | 62,679         |
|          | 800 x 400 reinforced (80kg/m <sup>3</sup> ) concrete foundation beams to around full perimeter of the building; Tie with ex. URM strip foundation via YD20 Bar @ 600mm CRS; including formwork, excavation and disposal | 133      | m    | 538.00    | 71,344         |
|          | 800 x 400 x 1000 reinforced (80kg/m <sup>3</sup> ) concrete foundation; Tie with concrete foundation beam via YD20 Bar @ 600mm CRS; including formwork, excavation and disposal                                         | 21       | No   | 726.00    | 15,246         |
|          | 1000 x 1000 x 800 reinforced (80kg/m <sup>3</sup> ) concrete pile cap including formwork, excavation and disposal                                                                                                       | 38       | No   | 1,314.00  | 49,932         |
|          | <b>SUBSTRUCTURE</b>                                                                                                                                                                                                     |          |      |           | <b>459,763</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                                                                                   | Quantity | Unit | Rate   | Total         |
|----------|---------------------------------------------------------------------------------------------------------------|----------|------|--------|---------------|
| <b>3</b> | <b>FRAME</b>                                                                                                  |          |      |        |               |
|          | <u>Beam</u>                                                                                                   |          |      |        |               |
|          | Install approx. 400 x 500 reinforced (80kg/m <sup>3</sup> ) concrete bond beams on top of the perimeter walls | 115      | m    | 650.00 | 74,646        |
|          | Install 150 x 90 mm timber member to provide support to trusses; M16 bolts to concrete beam at 300mm centres  | 115      | m    | 69.00  | 7,924         |
|          | <b>FRAME</b>                                                                                                  |          |      |        | <b>82,570</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code                    | Description                                                                                                                               | Quantity | Unit           | Rate   | Total          |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|--------|----------------|
| <b>4</b>                | <b>STRUCTURAL WALLS</b>                                                                                                                   |          |                |        |                |
|                         | <u>Walls</u>                                                                                                                              |          |                |        |                |
|                         | Perimeter wall                                                                                                                            |          |                |        |                |
|                         | Install 200mm thick doubly reinforced concrete walls with 80kg/m3 to outside; Helifix-tied to ex. internal URM wythe @ 400mm c/s each way | 480      | m <sup>2</sup> | 354.00 | 170,072        |
|                         | Repair the brickwork of the internal wythe of the perimeter wall                                                                          | 480      | m <sup>2</sup> | 40.00  | 19,217         |
|                         | Courtroom wall                                                                                                                            |          |                |        |                |
|                         | Install 200mm thick reinforced concrete walls with 80kg/m3 re-bar to outside; Helifix-tied to ex. internal URM wythe @ 400mm c/s each way | 180      | m <sup>2</sup> | 504.00 | 90,494         |
| <b>STRUCTURAL WALLS</b> |                                                                                                                                           |          |                |        | <b>279,784</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                    | Quantity | Unit | Rate   | Total         |
|----------|------------------------------------------------|----------|------|--------|---------------|
| <b>5</b> | <b>ROOF</b>                                    |          |      |        |               |
|          | <u>Rainwater System</u>                        |          |      |        |               |
|          | Spouting including fascia                      | 133      | m    | 80.00  | 10,609        |
|          | 150 dia downpipes & laterals (Stainless steel) | 30       | m    | 150.00 | 4,560         |
|          | 150 diameter roof drain outlet                 | 8        | No   | 350.00 | 2,800         |
|          | <b>ROOF</b>                                    |          |      |        | <b>17,969</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                                                                                                                                    | Quantity | Unit           | Rate   | Total          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|--------|----------------|
| <b>6</b> | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                                                                                                      |          |                |        |                |
|          | Allow for partial reconstruction of weak/crumbling URM sections (based on condition assessment); external leaf only; 50% of wall area; assume half brick thick | 252      | m2             | 275.00 | 69,289         |
|          | Allow to re-point balance of external walls                                                                                                                    | 252      | m2             | 250.00 | 62,990         |
|          | <u>Finishing</u>                                                                                                                                               |          |                |        |                |
|          | Remove existing render of internal face of wall and repair brickwork cracks                                                                                    | 431      | m <sup>2</sup> | 100.00 | 43,055         |
|          | Render 200mm RC wall to match original facade, paint finish                                                                                                    | 480      | m <sup>2</sup> | 180.00 | 86,477         |
|          | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                                                                                                      |          |                |        | <b>261,811</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code | Description                             | Quantity | Unit | Rate     | Total        |
|------|-----------------------------------------|----------|------|----------|--------------|
| 7    | <b>WINDOWS AND EXTERIOR DOORS</b>       |          |      |          |              |
|      | <u>Exterior Windows</u>                 |          |      |          |              |
|      | Allow to reglaze damaged window glazing | 1        | Sum  | 1,000.00 | 1,000        |
|      | Allow to repair rotten timber casements | 1        | Sum  | 5,000.00 | 5,000        |
|      | <b>WINDOWS AND EXTERIOR DOORS</b>       |          |      |          | <b>6,000</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code | Description                                                               | Quantity | Unit           | Rate   | Total   |
|------|---------------------------------------------------------------------------|----------|----------------|--------|---------|
| 8    | <b>INTERIOR WALLS</b>                                                     |          |                |        |         |
|      | <u>Partitions</u>                                                         |          |                |        |         |
|      | Timber framed partitions, with 10mm plasterboard both sides, paint finish | 611      | m <sup>2</sup> | 180.00 | 109,980 |

**INTERIOR WALLS**

**109,980**

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code     | Description                                                                                        | Quantity | Unit | Rate      | Total         |
|----------|----------------------------------------------------------------------------------------------------|----------|------|-----------|---------------|
| <b>9</b> | <b>INTERIOR DOORS</b>                                                                              |          |      |           |               |
|          | <u>Internal Doors</u>                                                                              |          |      |           |               |
|          | Allow to remove doors and frames, set aside and re-fix into new timber framed partitions, re-paint | 22       | No   | 665.00    | 14,630        |
|          | Allow for new hardware                                                                             | 1        | Sum  | 25,000.00 | 25,000        |
|          | <b>INTERIOR DOORS</b>                                                                              |          |      |           | <b>39,630</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code      | Description                                 | Quantity | Unit           | Rate   | Total          |
|-----------|---------------------------------------------|----------|----------------|--------|----------------|
| <b>10</b> | <b>FLOOR FINISHES</b>                       |          |                |        |                |
|           | <u>Carpets and Resilient Flooring</u>       |          |                |        |                |
|           | Carpet to existing floors, with underlay    | 596      | m <sup>2</sup> | 170.00 | 101,320        |
|           | Vinyl non-slip flooring to toilets with FLC | 18       | m <sup>2</sup> | 205.00 | 3,715          |
|           | Entrance matting                            | 8        | m <sup>2</sup> | 700.00 | 5,761          |
|           | Timber skirtings, moulded heritage style    | 399      | m              | 50.00  | 19,966         |
|           | Vinyl skirtings                             | 30       | m              | 15.00  | 449            |
|           | <b>FLOOR FINISHES</b>                       |          |                |        | <b>131,210</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code | Description                                                                                                 | Quantity | Unit           | Rate   | Total          |
|------|-------------------------------------------------------------------------------------------------------------|----------|----------------|--------|----------------|
| 11   | <b>WALL FINISHES</b>                                                                                        |          |                |        |                |
|      | <u>Timber Linings</u><br>19mm plywood to timber frame internal walls                                        | 431      | m <sup>2</sup> | 166.00 | 71,470         |
|      | <u>Finishing</u><br>Internal wall<br>Remove ex. render of internal face of wall and repair brickwork cracks | 431      | m <sup>2</sup> | 100.00 | 43,055         |
|      | <b>WALL FINISHES</b>                                                                                        |          |                |        | <b>114,525</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code      | Description                                      | Quantity | Unit           | Rate   | Total   |
|-----------|--------------------------------------------------|----------|----------------|--------|---------|
| <b>12</b> | <b>CEILING FINISHES</b>                          |          |                |        |         |
|           | <u>Ceiling lining</u>                            |          |                |        |         |
|           | Replace with 19mm plywood lining                 | 621      | m <sup>2</sup> | 166.00 | 103,144 |
|           | 13mm gib lining, stopped and painted             | 621      | m <sup>2</sup> | 75.00  | 46,602  |
|           | Bulkheads inc lining, framing and painting       | 48       | m              | 111.00 | 5,296   |
|           | <u>Finishes</u>                                  |          |                |        |         |
|           | 30min rated intumescent paint to timber surfaces | 621      | m <sup>2</sup> | 90.00  | 55,922  |
|           | <u>Sundries</u>                                  |          |                |        |         |
|           | Access panels (Allow)                            | 6        | No             | 600.00 | 3,728   |

**CEILING FINISHES**

**214,693**

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code | Description                                   | Quantity | Unit           | Rate      | Total          |
|------|-----------------------------------------------|----------|----------------|-----------|----------------|
| 13   | <b>FITTINGS AND FIXTURES</b>                  |          |                |           |                |
|      | <u>Joinery Fittings</u>                       |          |                |           |                |
|      | Typical office standard joinery FF&E          | 621      | m <sup>2</sup> | 150.00    | 93,203         |
|      | Allow to remove all existing heritage joinery | 1        | Sum            | 18,700.00 | 18,700         |
|      | <b>FITTINGS AND FIXTURES</b>                  |          |                |           | <b>111,903</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code      | Description                                                      | Quantity | Unit | Rate     | Total         |
|-----------|------------------------------------------------------------------|----------|------|----------|---------------|
| <b>14</b> | <b>SANITARY AND HYDRAULIC SERVICES</b>                           |          |      |          |               |
|           | <u>Sanitary Fittings</u>                                         |          |      |          |               |
|           | WC Suites including waste and water connections                  | 3        | No   | 3,000.00 | 9,000         |
|           | Urinals - single stall, with waste and water connections         | 2        | No   | 3,500.00 | 7,000         |
|           | Urinal privacy divider                                           | 1        | No   | 1,000.00 | 1,000         |
|           | Urinal flush pipes and cistern                                   | 1        | No   | 1,500.00 | 1,500         |
|           | Wash hand basin including waste and water connections            | 4        | No   | 1,500.00 | 6,000         |
|           | Vanity top with two bowls, including waste and water connections | 1        | No   | 2,000.00 | 2,000         |
|           | Soap dispensers                                                  | 5        | No   | 250.00   | 1,250         |
|           | Paper towel dispenser                                            | 4        | No   | 100.00   | 400           |
|           | Allow to modify water supply pipework as required                | 1        | Sum  | 5,000.00 | 5,000         |
|           | Allow to modify waste pipework as required                       | 1        | Sum  | 5,000.00 | 5,000         |
|           | Allow for builders work                                          | 5        | %    | 1,907.50 | 9,538         |
|           | <b>SANITARY AND HYDRAULIC SERVICES</b>                           |          |      |          | <b>47,688</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code      | Description                                                                                | Quantity | Unit | Rate   | Total   |
|-----------|--------------------------------------------------------------------------------------------|----------|------|--------|---------|
| <b>15</b> | <b>HEATING AND VENTILATION SERVICES</b>                                                    |          |      |        |         |
|           | Remove and dispose of non-functioning HVAC units, including disconnection and duct removal | 621      | m2   | 20.00  | 12,427  |
|           | New air-conditioning system                                                                | 621      | m2   | 600.00 | 372,812 |
|           | New extract system for toilets                                                             | 18       | m2   | 100.00 | 1,811   |
|           | Shop drawings                                                                              | 1        | Sum  |        | 10,000  |
|           | Seismic restraints                                                                         | 1        | Sum  |        | 5,000   |
|           | Builders work                                                                              | 5        | %    |        | 20,103  |

**HEATING AND VENTILATION SERVICES**

**422,153**

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code                 | Description                                                                                                           | Quantity | Unit           | Rate   | Total          |
|----------------------|-----------------------------------------------------------------------------------------------------------------------|----------|----------------|--------|----------------|
| <b>16</b>            | <b>FIRE SERVICES</b>                                                                                                  |          |                |        |                |
|                      | Automatic fire sprinkler system incorporating a manual fire alarm system and an automatic smoke/heat detection system | 621      | m <sup>2</sup> | 150.00 | 93,204         |
|                      | Fire stopping                                                                                                         | 1        | Sum            |        | 20,000         |
|                      | Builders works in connection with fire services                                                                       | 5        | %              |        | 5,660          |
| <b>FIRE SERVICES</b> |                                                                                                                       |          |                |        | <b>118,864</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (67% NBS)**

| Code      | Description                                                                                   | Quantity | Unit | Rate     | Total          |
|-----------|-----------------------------------------------------------------------------------------------|----------|------|----------|----------------|
| <b>17</b> | <b>ELECTRICAL SERVICES</b>                                                                    |          |      |          |                |
|           | Make safe and remove damaged electrical wiring, allowance for isolation, removal, and tagging | 621      | m2   | 20.00    | 12,427         |
|           | Remove heritage light fittings, set aside and reinstate on completion                         | 1        | Sum  | 6,340.00 | 6,340          |
|           | New power and lighting                                                                        | 621      | m2   | 175.00   | 108,737        |
|           | Data/ IT/ Comms                                                                               | 621      | m2   | 25.00    | 15,534         |
|           | Builders Work                                                                                 | 5        | %    | 7,151.88 | 35,759         |
|           | <b>ELECTRICAL SERVICES</b>                                                                    |          |      |          | <b>178,797</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (67% NBS)

| Code | Description                                    | Quantity | Unit | Rate      | Total         |
|------|------------------------------------------------|----------|------|-----------|---------------|
| 18   | <b>SUNDRIES</b>                                |          |      |           |               |
|      | <u>General</u>                                 |          |      |           |               |
|      | Scaffolding - erect/ dismantle                 | 480      | m2   | 40.00     | 19,217        |
|      | Scaffolding hire - \$5/m2/wk - 12 months build | 480      | m2   | 60.00     | 28,826        |
|      | <u>Internal Access</u>                         |          |      |           |               |
|      | Mobile scaffold towers - 2 no. for 12 months   | 1        | Sum  | 41,600.00 | 41,600        |
|      | <b>SUNDRIES</b>                                |          |      |           | <b>89,643</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

## PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total            |
|------|------------------------------------------------------------------------------------|----------|------|------|------------------|
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      |                  |
|      | <u>Design Variance</u>                                                             |          |      |      |                  |
|      | Detailed site assessments - further structural issues - structure increases by 33% | 1        | Sum  |      | 213,914          |
|      | Building fabric deterioration - fit-out fabric increases by 33%                    | 1        | Sum  |      | 125,347          |
|      | Additional building services scope - 33% of full typical MEP project content       | 1        | Sum  |      | 333,624          |
|      | Additional design fees                                                             | 7.5      | %    |      | 152,928          |
|      | <u>Construction Variance</u>                                                       |          |      |      |                  |
|      | Discovery - uncovering fabric damage - costs increase by 10%                       | 1        | Sum  |      | 50,518           |
|      | Discovery - uncovering structural damage - costs increase by 10%                   | 1        | Sum  |      | 86,214           |
|      | Extensions of time - 2 months                                                      | 1        | Sum  |      | 80,000           |
|      | Ground conditions                                                                  | 1        | Sum  |      | 100,000          |
|      | Additional design & observation fees                                               | 7.5      | %    |      | 116,049          |
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      | <b>1,259,000</b> |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total   |
|------|------------------------------------------------------------------------------------|----------|------|------|---------|
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      | Subs                                                                               |          |      |      | 246,810 |
|      | Frame                                                                              |          |      |      | 74,646  |
|      | Structural walls                                                                   |          |      |      | 326,769 |
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      |                                                                                    |          |      |      | 213,914 |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

PROJECT CONTINGENCY

| Code | Description                                                     | Quantity | Unit | Rate | Total   |
|------|-----------------------------------------------------------------|----------|------|------|---------|
|      | BUILDING FABRIC DETERIORATION - FIT-OUT FABRIC INCREASES BY 33% |          |      |      |         |
|      | partitions                                                      |          |      |      | 68,888  |
|      | Wall fins                                                       |          |      |      | 148,155 |
|      | ceiling fins                                                    |          |      |      | 162,795 |
|      | BUILDING FABRIC DETERIORATION - FIT-OUT FABRIC INCREASES BY 33% |          |      |      | 125,347 |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PROJECT CONTINGENCY**

| Code | Description                                                                 | Quantity | Unit | Rate | Total      |
|------|-----------------------------------------------------------------------------|----------|------|------|------------|
|      | ADDITONAL BUILDING SERVICES SCOPE - 33% OF FULL TYPICAL MEP PROJECT CONTENT |          |      |      |            |
|      | Construciton being 60%                                                      |          |      |      | 2,528,975  |
|      |                                                                             |          |      |      | -1,517,992 |
|      | ADDITONAL BUILDING SERVICES SCOPE - 33% OF FULL TYPICAL MEP PROJECT CONTENT |          |      |      |            |
|      |                                                                             |          |      |      | 333,624    |

|                                                             |
|-------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                   |
| <b>Building:</b> Greymouth Courts Building NBS options      |
| <b>Details:</b> Greymouth Court Building 67% estimate Rev A |
| <b>Job No:</b>                                              |

**PROJECT CONTINGENCY**

| Code | Description                          | Quantity | Unit | Rate     | Total         |
|------|--------------------------------------|----------|------|----------|---------------|
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          |               |
|      | 2 month EOT                          | 40       | days | 2,000.00 | 80,000        |
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          | <b>80,000</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

### PROJECT SUMMARY

| Code | Description                                                          | Quantity | Unit | Rate              | Total            |
|------|----------------------------------------------------------------------|----------|------|-------------------|------------------|
|      | PHYSICAL WORKS - Building reinstatement and strengthening (100% NBS) |          | Sum  |                   | 4,765,000        |
|      | ESCALATION - TO MID-POINT OF CONSTRUCTION                            | 6.1      | %    |                   | 291,000          |
|      | <b>CONSTRUCTION TOTAL</b>                                            |          |      |                   | <b>5,056,000</b> |
|      | CONSENT COSTS                                                        | 1.75     | %    |                   | 88,000           |
|      | CONSULTANTS FEES                                                     | 18       | %    |                   | 1,836,000        |
|      | MOJ COSTS                                                            |          | Sum  |                   | 100,000          |
|      | <b>TOTAL BASE ESTIMATE</b>                                           |          |      |                   | <b>7,080,000</b> |
|      | PROJECT CONTINGENCY                                                  |          | Sum  |                   | 1,754,000        |
|      | <b>EXPECTED ESTIMATE</b>                                             |          |      |                   | <b>8,834,000</b> |
|      | CLASS 5 EXPECTED ACCURACY RANGE - LOWER                              | -30      | %    | <b>6,183,598</b>  |                  |
|      | CLASS 5 EXPECTED ACCURACY RANGE - HIGHER                             | 50       | %    | <b>13,250,567</b> |                  |

8,834,000

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code                                                                        | Description                        | Quantity | Unit           | Rate  | Total            |
|-----------------------------------------------------------------------------|------------------------------------|----------|----------------|-------|------------------|
| <b>PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)</b> |                                    |          |                |       |                  |
| 1                                                                           | SITE PREPARATION                   | 621      | m <sup>2</sup> | 1,024 | 636,441          |
| 2                                                                           | SUBSTRUCTURE                       | 621      | m <sup>2</sup> | 1,178 | 731,924          |
| 3                                                                           | FRAME                              | 621      | m <sup>2</sup> | 165   | 102,570          |
| 4                                                                           | STRUCTURAL WALLS                   | 621      | m <sup>2</sup> | 419   | 260,566          |
| 5                                                                           | ROOF                               | 621      | m <sup>2</sup> | 29    | 17,969           |
| 6                                                                           | EXTERIOR WALLS AND EXTERIOR FINISH | 621      | m <sup>2</sup> | 421   | 261,811          |
| 7                                                                           | WINDOWS AND EXTERIOR DOORS         | 621      | m <sup>2</sup> | 10    | 6,000            |
| 8                                                                           | INTERIOR WALLS                     | 621      | m <sup>2</sup> | 177   | 109,980          |
| 9                                                                           | INTERIOR DOORS                     | 621      | m <sup>2</sup> | 64    | 39,630           |
| 10                                                                          | FLOOR FINISHES                     | 621      | m <sup>2</sup> | 211   | 131,210          |
| 11                                                                          | WALL FINISHES                      | 621      | m <sup>2</sup> | 115   | 71,470           |
| 12                                                                          | CEILING FINISHES                   | 621      | m <sup>2</sup> | 346   | 214,879          |
| 13                                                                          | FITTINGS AND FIXTURES              | 621      | m <sup>2</sup> | 180   | 111,903          |
| 14                                                                          | SANITARY AND HYDRAULIC SERVICES    | 621      | m <sup>2</sup> | 77    | 47,688           |
| 15                                                                          | HEATING AND VENTILATION SERVICES   | 621      | m <sup>2</sup> | 679   | 422,153          |
| 16                                                                          | FIRE SERVICES                      | 621      | m <sup>2</sup> | 191   | 118,864          |
| 17                                                                          | ELECTRICAL SERVICES                | 621      | m <sup>2</sup> | 288   | 178,797          |
| 18                                                                          | SUNDRIES                           | 621      | m <sup>2</sup> | 144   | <u>89,643</u>    |
|                                                                             | <b>SUB-TOTAL</b>                   |          |                |       | <b>3,553,498</b> |
| 19                                                                          | DESIGN DEVELOPMENT                 | 10       | %              |       | 355,350          |
| 20                                                                          | PRELIMINARY & GENERAL              | 15       | %              |       | 586,327          |
| 21                                                                          | MARGIN                             | 6        | %              |       | 269,711          |
|                                                                             | <b>TOTAL</b>                       |          |                |       | <b>4,764,886</b> |

**PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)**

**4,765,000**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)

| Code     | Description                                                                                                                                                                 | Quantity | Unit | Rate       | Total   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------|---------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                                                                                                                     |          |      |            |         |
|          | <u>Temporary Works</u>                                                                                                                                                      |          |      |            |         |
|          | Provide extensive temporary propping in lieu of internal loadbearing walls to support roof, designed to suit staged demolition and structural instability                   | 1        | Sum  | 100,000.00 | 100,000 |
|          | Carefully take up and set aside suspended timber ground floor along building perimeter to provide access for underpinning works, say 2m wide                                | 133      | m    | 250.00     | 33,153  |
|          | Provide protection to structurally weak masonry walls with crumbling mortar and soft bricks – stabilisation prior to works                                                  | 1        | Sum  | 50,000.00  | 50,000  |
|          | Form site access across footpath and reinstate on completion                                                                                                                | 1        | Sum  | 1,000.00   | 1,000   |
|          | Form temporary harstand inside property boundaries for scaffold, propping and the like                                                                                      | 1        | Sum  | 5,000.00   | 5,000   |
|          | <u>Moisture Management</u>                                                                                                                                                  |          |      |            |         |
|          | Rectify waterlogged underfloor void, including pumping out, removal of debris and temporary drainage                                                                        | 1        | Sum  | 18,000.00  | 18,000  |
|          | Remove and treat extreme internal dampness to walls, floors and ceiling fabric – include allowance for drying, sealing, or replacement                                      | 1        | Sum  | 40,000.00  | 40,000  |
|          | Repair façade damage due to uncontrolled water flow, including render, brickwork, or timber elements (refer external walls and roof)                                        |          | inc  |            |         |
|          | <u>Remedial Repairs / Openings</u>                                                                                                                                          |          |      |            |         |
|          | Allow for minor vandalism repairs, e.g., damaged doors, fixings, partitions                                                                                                 | 1        | Sum  | 10,000.00  | 10,000  |
|          | Board up or make safe broken windows and exposed external openings, temporary weatherproofing                                                                               | 1        | Sum  | 5,000.00   | 5,000   |
|          | <u>Chimney Replacement (Provisional)</u>                                                                                                                                    |          |      |            |         |
|          | Replace URM chimneys with brick veneer fixed to new RC shaft 175mm thk. w/ 80kg/m3 rebar; install 3 x 3 x 0.8m fp. RC foundation pad on 8 micropiles (option to demolition) |          | Sum  | 100,000.00 | 0       |
|          | <u>Hazmat &amp; Strip-Out - Provisional allowances</u>                                                                                                                      |          |      |            |         |
|          | Strip-out and disposal of black mould-affected materials                                                                                                                    | 1        | Sum  | 30,000.00  | 30,000  |
|          | Remove and dispose of broken/damaged ceiling linings and internal wall linings due to vandalism or moisture damage                                                          | 1        | Sum  | 18,000.00  | 18,000  |
|          | Removal and disposal of asbestos in roof cavity; including testing, encapsulation (if required), and certification                                                          | 1        | Sum  | 45,000.00  | 45,000  |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code     | Description                                                                                                | Quantity | Unit           | Rate      | Total  |
|----------|------------------------------------------------------------------------------------------------------------|----------|----------------|-----------|--------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                                                    |          |                |           |        |
|          | Allow for discovery and removal of additional hazardous materials                                          | 1        | Sum            | 20,000.00 | 20,000 |
|          | <u>Demolition</u>                                                                                          |          |                |           |        |
|          | Remove all single wythe URM internal walls                                                                 | 431      | m <sup>2</sup> | 200.00    | 86,110 |
|          | Remove existing ceiling lining                                                                             | 621      | m <sup>2</sup> | 50.00     | 31,068 |
|          | Remove brick veneer and corroded ties on all perimeter walls                                               | 480      | m <sup>2</sup> | 200.00    | 96,086 |
|          | Remove timber lining on internal face of the courtroom walls                                               | 180      | m <sup>2</sup> | 170.00    | 30,525 |
|          | <u>Chimney</u>                                                                                             |          |                |           |        |
|          | Careful remove of URM chimneys from ceiling cavity to floor; including safe access, lowering, and disposal | 5        | no             | 3,500.00  | 17,500 |

**SITE PREPARATION**

**636,441**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code     | Description                                                                                                                                                                     | Quantity | Unit | Rate      | Total   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|---------|
| <b>2</b> | <b>SUBSTRUCTURE</b>                                                                                                                                                             |          |      |           |         |
|          | <u>Excavation and Foundation Preparations</u>                                                                                                                                   |          |      |           |         |
|          | Cutting down existing URM foundation in line with internal wythe                                                                                                                | 133      | m    | 415.00    | 55,033  |
|          | Grout injection to underpin the existing foundation                                                                                                                             | 133      | m    | 56.01     | 7,427   |
|          | <u>Piling</u>                                                                                                                                                                   |          |      |           |         |
|          | 168mm dia screw piles to an average of 8 - 10 m deep (No.); around perimeter of building tied into foundations with concrete pile cap                                           | 342      | m    | 550.00    | 188,101 |
|          | 120mm micro piles; with ischebeck galvanized bar 40/16 (apprx 12m depth); through internal grid of building tied into foundations with concrete cap                             | 336      | m    | 810.00    | 272,161 |
|          | Piling equipment site establishment and disestablishment - site access, etc.                                                                                                    | 1        | Sum  | 10,000.00 | 10,000  |
|          | <u>Substructure</u>                                                                                                                                                             |          |      |           |         |
|          | 800 x 400 reinforced (80kg/m <sup>3</sup> ) concrete tie beams to connect foundation; including formwork, excavation and disposal                                               | 118      | m    | 531.00    | 62,679  |
|          | 800 x 400 reinforced (80kg/m <sup>3</sup> ) concrete foundation beams to around full perimeter of the building; including formwork, excavation and disposal                     | 133      | m    | 538.00    | 71,344  |
|          | 800 x 400 x 1000 reinforced (80kg/m <sup>3</sup> ) concrete foundation; Tie with concrete foundation beam via YD20 Bar @ 600mm CRS; including formwork, excavation and disposal | 21       | No   | 726.00    | 15,246  |
|          | 1000 x 1000 x 800 reinforced (80kg/m <sup>3</sup> ) concrete pile cap including formwork, excavation and disposal                                                               | 38       | No   | 1,314.00  | 49,932  |

**SUBSTRUCTURE**

**731,924**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)

| Code     | Description                                                                                                            | Quantity | Unit | Rate      | Total          |
|----------|------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>3</b> | <b>FRAME</b>                                                                                                           |          |      |           |                |
|          | <u>Precast Concrete</u>                                                                                                |          |      |           |                |
|          | Install approx. 400 x 500 reinforced (80kg/m <sup>3</sup> ) concrete beams on top of new perimeter walls               | 115      | m    | 650.00    | 74,646         |
|          | Install 150 x 90 mm timber member to provide support to trusses; M16 bolts to concrete beam at 300mm centres           | 115      | m    | 69.00     | 7,924          |
|          | <u>Structural system</u>                                                                                               |          |      |           |                |
|          | Install high level tension only steel cross bracing at portal knees to improve out-of-plane seismic resistance, 4 bays | 1        | Sum  | 20,000.00 | 20,000         |
|          | <b>FRAME</b>                                                                                                           |          |      |           | <b>102,570</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code     | Description                                                                                                                                                      | Quantity | Unit           | Rate   | Total   |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|--------|---------|
| <b>4</b> | <b>STRUCTURAL WALLS</b>                                                                                                                                          |          |                |        |         |
|          | <u>Walls</u>                                                                                                                                                     |          |                |        |         |
|          | Perimeter wall; Install 200mm thick doubly reinforced concrete walls with 80kg/m3 re-bar to outside; Helifix-tied to ex. internal URM wythe @ 400mm c/s each way | 480      | m <sup>2</sup> | 354.00 | 170,072 |
|          | Courtroom wall; Install 200mm thick reinforced concrete walls with 80kg/m3 re-bar to outside; Helifix-tied to ex. internal URM wythe @ 400mm c/s each wal        | 180      | m <sup>2</sup> | 504.00 | 90,494  |

**STRUCTURAL WALLS**

**260,566**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code     | Description                                    | Quantity | Unit | Rate   | Total         |
|----------|------------------------------------------------|----------|------|--------|---------------|
| <b>5</b> | <b>ROOF</b>                                    |          |      |        |               |
|          | <u>Rainwater System</u>                        |          |      |        |               |
|          | Spouting including fascia                      | 133      | m    | 80.00  | 10,609        |
|          | 150 dia downpipes & laterals (Stainless steel) | 30       | m    | 150.00 | 4,560         |
|          | 150 diameter roof drain outlet                 | 8        | No   | 350.00 | 2,800         |
|          | <b>ROOF</b>                                    |          |      |        | <b>17,969</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)

| Code     | Description                                                                                                                                                    | Quantity | Unit           | Rate   | Total          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|--------|----------------|
| <b>6</b> | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                                                                                                      |          |                |        |                |
|          | Allow for partial reconstruction of weak/crumbling URM sections (based on condition assessment); external leaf only; 50% of wall area; assume half brick thick | 252      | m2             | 275.00 | 69,289         |
|          | Allow to re-point balance of external walls                                                                                                                    | 252      | m2             | 250.00 | 62,990         |
|          | <u>Finishing</u>                                                                                                                                               |          |                |        |                |
|          | Remove existing render of internal face of wall and repair brickwork cracks                                                                                    | 431      | m <sup>2</sup> | 100.00 | 43,055         |
|          | Render finish to 200mm RC wall to match original facade, paint finish                                                                                          | 480      | m <sup>2</sup> | 180.00 | 86,477         |
|          | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                                                                                                      |          |                |        | <b>261,811</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)

| Code | Description                             | Quantity | Unit | Rate     | Total        |
|------|-----------------------------------------|----------|------|----------|--------------|
| 7    | <b>WINDOWS AND EXTERIOR DOORS</b>       |          |      |          |              |
|      | <u>Exterior Windows</u>                 |          |      |          |              |
|      | Allow to reglaze damaged window glazing | 1        | Sum  | 1,000.00 | 1,000        |
|      | Allow to repair rotten timber casements | 1        | Sum  | 5,000.00 | 5,000        |
|      | <b>WINDOWS AND EXTERIOR DOORS</b>       |          |      |          | <b>6,000</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code | Description                                                               | Quantity | Unit           | Rate   | Total   |
|------|---------------------------------------------------------------------------|----------|----------------|--------|---------|
| 8    | <b>INTERIOR WALLS</b>                                                     |          |                |        |         |
|      | <u>Partitions</u>                                                         |          |                |        |         |
|      | Timber framed partitions, with 10mm plasterboard both sides, paint finish | 611      | m <sup>2</sup> | 180.00 | 109,980 |

**INTERIOR WALLS**

**109,980**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)

| Code | Description                                                                                        | Quantity | Unit | Rate      | Total  |
|------|----------------------------------------------------------------------------------------------------|----------|------|-----------|--------|
| 9    | INTERIOR DOORS                                                                                     |          |      |           |        |
|      | <u>Internal Doors</u>                                                                              |          |      |           |        |
|      | Allow to remove doors and frames, set aside and re-fix into new timber framed partitions, re-paint | 22       | No   | 665.00    | 14,630 |
|      | Allow for new hardware                                                                             | 1        | Sum  | 25,000.00 | 25,000 |
|      | INTERIOR DOORS                                                                                     |          |      |           | 39,630 |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code      | Description                                 | Quantity | Unit           | Rate   | Total          |
|-----------|---------------------------------------------|----------|----------------|--------|----------------|
| <b>10</b> | <b>FLOOR FINISHES</b>                       |          |                |        |                |
|           | <u>Carpets and Resilient Flooring</u>       |          |                |        |                |
|           | Carpet to existing floors, with underlay    | 596      | m <sup>2</sup> | 170.00 | 101,320        |
|           | Vinyl non-slip flooring to toilets with FLC | 18       | m <sup>2</sup> | 205.00 | 3,715          |
|           | Entrance matting                            | 8        | m <sup>2</sup> | 700.00 | 5,761          |
|           | Timber skirtings, moulded heritage style    | 399      | m              | 50.00  | 19,966         |
|           | Vinyl skirtings                             | 30       | m              | 15.00  | 449            |
|           | <b>FLOOR FINISHES</b>                       |          |                |        | <b>131,210</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code | Description                                 | Quantity | Unit           | Rate   | Total         |
|------|---------------------------------------------|----------|----------------|--------|---------------|
| 11   | <b>WALL FINISHES</b>                        |          |                |        |               |
|      | <u>Timber Linings</u>                       |          |                |        |               |
|      | 19mm plywood to timber frame internal walls | 431      | m <sup>2</sup> | 166.00 | 71,470        |
|      | <b>WALL FINISHES</b>                        |          |                |        | <b>71,470</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code      | Description                                      | Quantity | Unit           | Rate   | Total   |
|-----------|--------------------------------------------------|----------|----------------|--------|---------|
| <b>12</b> | <b>CEILING FINISHES</b>                          |          |                |        |         |
|           | <u>Ceiling lining</u>                            |          |                |        |         |
|           | Replace with 19mm plywood lining                 | 621      | m <sup>2</sup> | 166.30 | 103,331 |
|           | 13mm gib lining, stopped and painted             | 621      | m <sup>2</sup> | 75.00  | 46,602  |
|           | Bulkheads inc lining, framing and painting       | 48       | m              | 111.00 | 5,296   |
|           | <u>Finishes</u>                                  |          |                |        |         |
|           | 30min rated intumescent paint to timber surfaces | 621      | m <sup>2</sup> | 90.00  | 55,922  |
|           | <u>Sundries</u>                                  |          |                |        |         |
|           | Access panels (Allow)                            | 6        | No             | 600.00 | 3,728   |

**CEILING FINISHES**

**214,879**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code      | Description                                   | Quantity | Unit           | Rate      | Total          |
|-----------|-----------------------------------------------|----------|----------------|-----------|----------------|
| <b>13</b> | <b>FITTINGS AND FIXTURES</b>                  |          |                |           |                |
|           | <u>Joinery Fittings</u>                       |          |                |           |                |
|           | Typical office standard joinery FF&E          | 621      | m <sup>2</sup> | 150.00    | 93,203         |
|           | Allow to remove all existing heritage joinery | 1        | Sum            | 18,700.00 | 18,700         |
|           | <b>FITTINGS AND FIXTURES</b>                  |          |                |           | <b>111,903</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code                                   | Description                                                      | Quantity | Unit | Rate     | Total         |
|----------------------------------------|------------------------------------------------------------------|----------|------|----------|---------------|
| <b>14</b>                              | <b>SANITARY AND HYDRAULIC SERVICES</b>                           |          |      |          |               |
|                                        | <u>Sanitary Fittings</u>                                         |          |      |          |               |
|                                        | WC Suites including waste and water connections                  | 3        | No   | 3,000.00 | 9,000         |
|                                        | Urinals - single stall, with waste and water connections         | 2        | No   | 3,500.00 | 7,000         |
|                                        | Urinal privacy divider                                           | 1        | No   | 1,000.00 | 1,000         |
|                                        | Urinal flush pipes and cistern                                   | 1        | No   | 1,500.00 | 1,500         |
|                                        | Wash hand basin including waste and water connections            | 4        | No   | 1,500.00 | 6,000         |
|                                        | Vanity top with two bowls, including waste and water connections | 1        | No   | 2,000.00 | 2,000         |
|                                        | Soap dispensers                                                  | 5        | No   | 250.00   | 1,250         |
|                                        | Paper towel dispenser                                            | 4        | No   | 100.00   | 400           |
|                                        | Allow to modify water supply pipework as required                | 1        | Sum  | 5,000.00 | 5,000         |
|                                        | Allow to modify waste pipework as required                       | 1        | Sum  | 5,000.00 | 5,000         |
|                                        | Allow for builders work                                          | 5        | %    | 1,907.50 | 9,538         |
| <b>SANITARY AND HYDRAULIC SERVICES</b> |                                                                  |          |      |          | <b>47,688</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code      | Description                                                                                | Quantity | Unit | Rate   | Total   |
|-----------|--------------------------------------------------------------------------------------------|----------|------|--------|---------|
| <b>15</b> | <b>HEATING AND VENTILATION SERVICES</b>                                                    |          |      |        |         |
|           | Remove and dispose of non-functioning HVAC units, including disconnection and duct removal | 621      | m2   | 20.00  | 12,427  |
|           | New air-conditioning system                                                                | 621      | m2   | 600.00 | 372,812 |
|           | New extract system for toilets                                                             | 18       | m2   | 100.00 | 1,811   |
|           | Shop drawings                                                                              | 1        | Sum  |        | 10,000  |
|           | Seismic restraints                                                                         | 1        | Sum  |        | 5,000   |
|           | Builders work                                                                              | 5        | %    |        | 20,103  |

**HEATING AND VENTILATION SERVICES**

**422,153**

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code                 | Description                                                                                                           | Quantity | Unit           | Rate       | Total          |
|----------------------|-----------------------------------------------------------------------------------------------------------------------|----------|----------------|------------|----------------|
| <b>16</b>            | <b>FIRE SERVICES</b>                                                                                                  |          |                |            |                |
|                      | Automatic fire sprinkler system incorporating a manual fire alarm system and an automatic smoke/heat detection system | 621      | m <sup>2</sup> | 150.00     | 93,204         |
|                      | Fire stopping                                                                                                         | 1        | Sum            | 20,000.00  | 20,000         |
|                      | Builders works in connection with fire services                                                                       | 5        | %              | 113,204.00 | 5,660          |
| <b>FIRE SERVICES</b> |                                                                                                                       |          |                |            | <b>118,864</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PHYSICAL WORKS - BUILDING REINSTATEMENT  
AND STRENGTHENING (100% NBS)**

| Code | Description                                                                                   | Quantity | Unit | Rate     | Total          |
|------|-----------------------------------------------------------------------------------------------|----------|------|----------|----------------|
| 17   | <b>ELECTRICAL SERVICES</b>                                                                    |          |      |          |                |
|      | <u>Electrical</u>                                                                             |          |      |          |                |
|      | Make safe and remove damaged electrical wiring, allowance for isolation, removal, and tagging | 621      | m2   | 20.00    | 12,427         |
|      | Remove heritage light fittings, set aside and reinstate on completion                         | 1        | Sum  | 6,340.00 | 6,340          |
|      | New power and lighting                                                                        | 621      | m2   | 175.00   | 108,737        |
|      | Data/ IT/ Comms                                                                               | 621      | m2   | 25.00    | 15,534         |
|      | Builders Work                                                                                 | 5        | %    | 7,151.88 | 35,759         |
|      | <b>ELECTRICAL SERVICES</b>                                                                    |          |      |          | <b>178,797</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PHYSICAL WORKS - BUILDING REINSTATEMENT AND STRENGTHENING (100% NBS)

| Code | Description                                    | Quantity | Unit | Rate      | Total         |
|------|------------------------------------------------|----------|------|-----------|---------------|
| 18   | <b>SUNDRIES</b>                                |          |      |           |               |
|      | <u>General</u>                                 |          |      |           |               |
|      | Scaffolding - erect/ dismantle                 | 480      | m2   | 40.00     | 19,217        |
|      | Scaffolding hire - \$5/m2/wk - 12 months build | 480      | m2   | 60.00     | 28,826        |
|      | <u>Internal Access</u>                         |          |      |           |               |
|      | Mobile scaffold towers - 2 no. for 12 months   | 1        | Sum  | 41,600.00 | 41,600        |
|      | <b>SUNDRIES</b>                                |          |      |           | <b>89,643</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

## PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total            |
|------|------------------------------------------------------------------------------------|----------|------|------|------------------|
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      |                  |
|      | <u>Design Variance</u>                                                             |          |      |      |                  |
|      | Detailed site assessments - further structural issues - structure increases by 33% | 1        | Sum  |      | 361,370          |
|      | Building fabric deterioration - fit-out fabric increases by 33%                    | 1        | Sum  |      | 194,373          |
|      | Additional building services scope - 33% of full typical MEP project content       | 1        | Sum  |      | 396,212          |
|      | Additional design fees                                                             | 7.5      | %    |      | 216,353          |
|      | <u>Construction Variance</u>                                                       |          |      |      |                  |
|      | Discovery - uncovering fabric damage - costs increase by 10%                       | 1        | Sum  |      | 78,338           |
|      | Discovery - uncovering structural damage - costs increase by 10%                   | 1        | Sum  |      | 145,643          |
|      | Extensions of time - 2 months                                                      | 1        | Sum  |      | 80,000           |
|      | Ground conditions                                                                  | 1        | Sum  |      | 100,000          |
|      | Additional design & observation fees                                               | 7.5      | %    |      | 181,486          |
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      | <b>1,754,000</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total   |
|------|------------------------------------------------------------------------------------|----------|------|------|---------|
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      | Subs                                                                               |          |      |      | 731,924 |
|      | Frame                                                                              |          |      |      | 102,570 |
|      | Structural walls                                                                   |          |      |      | 260,566 |
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      | 361,370 |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

**PROJECT CONTINGENCY**

| Code | Description                                                            | Quantity | Unit | Rate | Total          |
|------|------------------------------------------------------------------------|----------|------|------|----------------|
|      | <b>BUILDING FABRIC DETERIORATION - FIT-OUT FABRIC INCREASES BY 33%</b> |          |      |      |                |
|      | Internal walls                                                         |          |      |      | 77,499         |
|      | clg fins                                                               |          |      |      | 142,290        |
|      | wall fins                                                              |          |      |      | 71,470         |
|      | roof                                                                   |          |      |      | 17,969         |
|      | partitions                                                             |          |      |      | 17,969         |
|      | ext walls                                                              |          |      |      | 261,811        |
|      | <b>BUILDING FABRIC DETERIORATION - FIT-OUT FABRIC INCREASES BY 33%</b> |          |      |      | <b>194,373</b> |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

PROJECT CONTINGENCY

| Code | Description                                                                 | Quantity | Unit | Rate | Total      |
|------|-----------------------------------------------------------------------------|----------|------|------|------------|
|      | ADDITONAL BUILDING SERVICES SCOPE - 33% OF FULL TYPICAL MEP PROJECT CONTENT |          |      |      |            |
|      | Construciton being 60%                                                      |          |      |      | 3,003,412  |
|      |                                                                             |          |      |      | -1,802,768 |
|      | ADDITONAL BUILDING SERVICES SCOPE - 33% OF FULL TYPICAL MEP PROJECT CONTENT |          |      |      |            |
|      |                                                                             |          |      |      | 396,212    |

|                                                         |
|---------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building               |
| <b>Building:</b> Greymouth Courts Building NBS options  |
| <b>Details:</b> Greymouth Court Building 100% NBS Rev A |
| <b>Job No:</b>                                          |

PROJECT CONTINGENCY

| Code | Description                   | Quantity | Unit | Rate     | Total  |
|------|-------------------------------|----------|------|----------|--------|
|      | EXTENSIONS OF TIME - 2 MONTHS |          |      |          |        |
|      | 2 month EOT                   | 40       | days | 2,000.00 | 80,000 |
|      | EXTENSIONS OF TIME - 2 MONTHS |          |      |          | 80,000 |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

PROJECT SUMMARY

| Code | Description                                                                      | Quantity | Unit | Rate             | Total            |
|------|----------------------------------------------------------------------------------|----------|------|------------------|------------------|
|      | PHYSICAL WORKS - Retained Historic Façade with new commercial building connected |          | Sum  |                  | 3,442,000        |
|      | ESCALATION - TO MID-POINT OF CONSTRUCTION                                        | 9.3      | %    |                  | 320,000          |
|      | <b>CONSTRUCTION TOTAL</b>                                                        |          |      |                  | <b>3,762,000</b> |
|      | CONSENT COSTS                                                                    | 2.25     | %    |                  | 85,000           |
|      | CONSULTANTS FEES                                                                 | 18       | %    |                  | 692,000          |
|      | MOJ COSTS                                                                        |          | Sum  |                  | 150,000          |
|      | <b>TOTAL BASE ESTIMATE</b>                                                       |          |      |                  | <b>4,689,000</b> |
|      | PROJECT CONTINGENCY                                                              |          | Sum  |                  | 578,000          |
|      | <b>EXPECTED ESTIMATE</b>                                                         |          |      |                  | <b>5,267,000</b> |
|      | CLASS 5 EXPECTED ACCURACY RAGE - LOWER                                           | -30      | %    | <b>3,687,142</b> |                  |
|      | CLASS 5 EXPECTED ACCURACY RAGE - HIGHER                                          | 50       | %    | <b>7,901,018</b> |                  |

5,267,000

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

### FAÇADE WITH NEW COMMERCIAL BUILDING

| Code                                                                                    | Description                        | Quantity | Unit | Rate     | Total            |
|-----------------------------------------------------------------------------------------|------------------------------------|----------|------|----------|------------------|
| <b>PHYSICAL WORKS - RETAINED HISTORIC FAÇADE WITH NEW COMMERCIAL BUILDING CONNECTED</b> |                                    |          |      |          |                  |
| 1                                                                                       | SITE PREPARATION                   | 621      | m²   | 613      | 380,844          |
| 2                                                                                       | SUBSTRUCTURE                       | 621      | m²   | 240      | 148,852          |
| 3                                                                                       | STRUCTURAL WALLS                   | 621      | m²   | 95       | 59,252           |
| 4                                                                                       | EXTERIOR WALLS AND EXTERIOR FINISH | 621      | m²   | 54       | 33,504           |
| 5                                                                                       | NEW BUILD                          | 621      | Sum  | 4,196.03 | 2,607,247        |
|                                                                                         | <b>SUB-TOTAL</b>                   |          |      |          | <b>622,451</b>   |
| 6                                                                                       | DESIGN DEVELOPMENT                 | 10       | %    |          | 62,245           |
| 7                                                                                       | PRELIMINARY & GENERAL              | 15       | %    |          | 102,704          |
| 8                                                                                       | MARGIN                             | 6        | %    |          | <u>47,244</u>    |
|                                                                                         | <b>SUB-TOTAL</b>                   |          |      |          | <b>212,193</b>   |
| <b>PHYSICAL WORKS - RETAINED HISTORIC FAÇADE WITH NEW COMMERCIAL BUILDING CONNECTED</b> |                                    |          |      |          | <b>3,442,000</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

## FAÇADE WITH NEW COMMERCIAL BUILDING

| Code     | Description                                                                               | Quantity | Unit | Rate       | Total          |
|----------|-------------------------------------------------------------------------------------------|----------|------|------------|----------------|
| <b>1</b> | <b>SITE PREPARATION</b>                                                                   |          |      |            |                |
|          | <u>Temporary Propping Installation</u>                                                    |          |      |            |                |
|          | Temporary proprietary propping using RMD Slimshor soldiers - say 18 months duration       | 1        | Sum  | 161,977.84 | 161,978        |
|          | Remove temporary proprietry propping                                                      | 1        | Sum  | 10,474.30  | 10,474         |
|          | <u>Demolition</u>                                                                         |          |      |            |                |
|          | Carefully demolish all existing structures behind the retained façade and removing debris | 621      | m²   | 300.00     | 186,406        |
|          | Remove the internal URM 230mm thick wythe of the façade wall and return wall              | 92       | m2   | 120.00     | 10,986         |
|          | <u>Others</u>                                                                             |          |      |            |                |
|          | Extensive investigation to the condition of the veneer                                    | 1        | Sum  | 5,000.00   | 5,000          |
|          | Form site access across footpath and reinstate on completion                              | 1        | Sum  | 1,000.00   | 1,000          |
|          | Form temporary harstand inside property boundaries for scaffold, propping and the like    | 1        | Sum  | 5,000.00   | 5,000          |
|          | <b>SITE PREPARATION</b>                                                                   |          |      |            | <b>380,844</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

## FAÇADE WITH NEW COMMERCIAL BUILDING

| Code     | Description                                                                                                                                                                                      | Quantity | Unit | Rate      | Total          |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>2</b> | <b>SUBSTRUCTURE</b>                                                                                                                                                                              |          |      |           |                |
|          | <u>Piling</u>                                                                                                                                                                                    |          |      |           |                |
|          | Install 168mm dia. screw piles to an average of 8 - 10 m deep (No.); tie into foundations with concrete pile cap each side of the retained façade                                                | 144      | m    | 550.00    | 79,200         |
|          | Dispose and remove off-site excess excavated materials                                                                                                                                           | 1        | Sum  | 5,000.00  | 5,000          |
|          | Piling equipment site establishment and disestablishment                                                                                                                                         | 1        | Sum  | 10,000.00 | 10,000         |
|          | <u>Substructure</u>                                                                                                                                                                              |          |      |           |                |
|          | Excavate around existing foundations; construct new 1000 x 1000 x 800 reinforced (80kg/m³) concrete pile cap including formwork; tying internal and external pile cap via. YD20 Bar @ 600mm CRS; | 16       | No   | 1,464.00  | 23,424         |
|          | Grout injection to underpin the existing foundation                                                                                                                                              | 27       | m    | 51.00     | 1,400          |
|          | <u>Tie Beam</u>                                                                                                                                                                                  |          |      |           |                |
|          | 800 x 500 reinforced (40kg/m³) concrete tie beams including formwork, excavation and disposal                                                                                                    | 21       | m    | 410.00    | 8,803          |
|          | 1000 x 1000 x 800 reinforced (80kg/m³) concrete pile cap including formwork, excavation and disposal                                                                                             | 16       | No   | 1,314.00  | 21,024         |
|          | <b>SUBSTRUCTURE</b>                                                                                                                                                                              |          |      |           | <b>148,852</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

## FAÇADE WITH NEW COMMERCIAL BUILDING

| Code     | Description                                                                                                 | Quantity | Unit | Rate   | Total         |
|----------|-------------------------------------------------------------------------------------------------------------|----------|------|--------|---------------|
| <b>3</b> | <b>STRUCTURAL WALLS</b>                                                                                     |          |      |        |               |
|          | <u>Skin wall</u>                                                                                            |          |      |        |               |
|          | Surface Preparation; Localised mortar repair, surface cleaning application to retained veneer               | 92       | m²   | 70.00  | 6,418         |
|          | Supply & fix Helifix (Or similar) ties to be cast into skin wall; 400mm c/s each way                        | 16       | No   | 690.00 | 11,040        |
|          | Formwork; Vertical; single side                                                                             | 92       | m²   | 150.00 | 13,754        |
|          | Reinforcement assume 80kg/m3                                                                                | 1,277    | kg   | 3.50   | 4,469         |
|          | Reinforcement YD16 starter bars at 300 crs                                                                  | 16       | kg   | 3.50   | 56            |
|          | Concrete Pour (small lifts); in-situ RC 175 mm thick wall, includes vibration, curing compound, inc pumping | 16       | m3   | 400.00 | 6,384         |
|          | Curing                                                                                                      | 92       | m²   | 30.00  | 2,751         |
|          | Make Good                                                                                                   | 92       | m²   | 40.00  | 3,668         |
|          | 250 PFC Waler beam fixed to skin wall; using pairs of Hilti HST3 M16 anchors at 400 crs                     | 857      | kg   | 12.50  | 10,713        |
|          | <b>STRUCTURAL WALLS</b>                                                                                     |          |      |        | <b>59,252</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

## FAÇADE WITH NEW COMMERCIAL BUILDING

| Code | Description                                                                 | Quantity | Unit | Rate      | Total         |
|------|-----------------------------------------------------------------------------|----------|------|-----------|---------------|
| 4    | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                   |          |      |           |               |
|      | <u>Finishes and Insulation</u>                                              |          |      |           |               |
|      | Spray coated retained facade veneer with sealer to prevent moisture ingress | 104      | m²   | 45.00     | 4,701         |
|      | Make good facade after propping                                             | 1        | Sum  | 10,000.00 | 10,000        |
|      | Render to external face of retained facade and paint                        | 104      | m2   | 180.00    | 18,803        |
|      | <b>EXTERIOR WALLS AND EXTERIOR FINISH</b>                                   |          |      |           | <b>33,504</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

## FAÇADE WITH NEW COMMERCIAL BUILDING

| Code | Description                                                                                                                                                                                                                   | Quantity  | Unit | Rate     | Total            |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|----------|------------------|
| 5    | <b>NEW BUILD</b>                                                                                                                                                                                                              |           |      |          |                  |
|      | A new building to achieve 100% NBS(IL2) - base build                                                                                                                                                                          | 621       | m2   | 3,500.00 | 2,174,736        |
|      | Fit-out                                                                                                                                                                                                                       | 621       | m2   | 1,050.00 | 652,421          |
|      | Extra for abutment of new building with existing facade;<br>structural connections, weatherproof connections at envelope,<br>etc                                                                                              | 1         | Sum  | 100,000  | 100,000          |
|      | New building foundation to tied into RC tie beam<br>New building to provide roof level restraint to strengthened skin<br>wall<br>New 250 PFC waler beam fixed to skin wall using pairs of Hilti<br>HST3 M16 Anchors at 400crs |           |      |          |                  |
|      | Sub-Total                                                                                                                                                                                                                     |           |      |          |                  |
|      | <u>DDT</u>                                                                                                                                                                                                                    |           |      |          |                  |
|      | P&G 9%                                                                                                                                                                                                                        | 2,927,157 | Sum  | -0.083   | -241,692         |
|      | Margin 3%                                                                                                                                                                                                                     | 2,685,465 | Sum  | -0.029   | -78,217          |
|      | Allowance at summary level                                                                                                                                                                                                    |           |      |          |                  |
|      | <b>NEW BUILD</b>                                                                                                                                                                                                              |           |      |          | <b>2,607,247</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

**PROJECT CONTINGENCY**

| Code | Description                                                                        | Quantity | Unit | Rate | Total          |
|------|------------------------------------------------------------------------------------|----------|------|------|----------------|
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      |                |
|      | <u>Design Variance</u>                                                             |          |      |      |                |
|      | Detailed site assessments - further structural issues - structure increases by 33% | 1        | Sum  |      | 68,674         |
|      | Building fabric deterioration - fit-out fabric increases by 33%                    | 1        | Sum  |      | 0              |
|      | Additional building services scope - 33% of full typical MEP project content       | 1        | Sum  |      | 0              |
|      | Design complexity of retained facade interface                                     | 1        | Sum  |      | 234,512        |
|      | Additional design fees                                                             | 7.5      | %    |      | 33,196         |
|      | <u>Construction Variance</u>                                                       |          |      |      |                |
|      | Discovery - uncovering fabric damage - costs increase by 10%                       | 1        | Sum  |      | 0              |
|      | Discovery - uncovering structural damage - costs increase by 10%                   | 1        | Sum  |      | 27,678         |
|      | Extensions of time - 2 months                                                      | 1        | Sum  |      | 80,000         |
|      | Ground conditions                                                                  | 1        | Sum  |      | 100,000        |
|      | Additional design & observation fees                                               | 7.5      | %    |      | 34,258         |
|      | <b>PROJECT CONTINGENCY</b>                                                         |          |      |      | <b>578,000</b> |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

PROJECT CONTINGENCY

| Code | Description                                                                        | Quantity | Unit | Rate | Total   |
|------|------------------------------------------------------------------------------------|----------|------|------|---------|
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      |         |
|      | Subs                                                                               |          |      |      | 148,852 |
|      | Frame                                                                              |          |      |      | 0       |
|      | Structural walls                                                                   |          |      |      | 59,252  |
|      | DETAILED SITE ASSESSMENTS - FURTHER STRUCTURAL ISSUES - STRUCTURE INCREASES BY 33% |          |      |      | 68,674  |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |



PROJECT CONTINGENCY

| Code | Description                                    | Quantity | Unit | Rate | Total      |
|------|------------------------------------------------|----------|------|------|------------|
|      | DESIGN COMPLEXITY OF RETAINED FACADE INTERFACE |          |      |      |            |
|      | % of build cost                                |          |      |      | 3,126,826  |
|      | Frame, upper floors and struct walls - 20%     | 20       | %    |      | 156,341    |
|      | Ext walls - 10%                                | 10       | %    |      | 78,171     |
|      |                                                |          |      |      | -3,126,826 |
|      | DESIGN COMPLEXITY OF RETAINED FACADE INTERFACE |          |      |      | 234,512    |

|                                                              |
|--------------------------------------------------------------|
| <b>Project:</b> Greymouth Courts Building                    |
| <b>Building:</b> Greymouth Courts Building NBS options       |
| <b>Details:</b> Greymouth Court Building Retain Facade Rev A |
| <b>Job No:</b>                                               |

**PROJECT CONTINGENCY**

| Code | Description                          | Quantity | Unit | Rate     | Total         |
|------|--------------------------------------|----------|------|----------|---------------|
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          |               |
|      | 2 month EOT                          | 40       | days | 2,000.00 | 80,000        |
|      | <b>EXTENSIONS OF TIME - 2 MONTHS</b> |          |      |          | <b>80,000</b> |