

Preliminary Estimate Report

For East Taieri Presbyterian Church

Date of report: 2/11/21

Quantity Surveying RICS Awards
Team of the Year **2018**



RAWLINSONS

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Document Control

Document Reference DMCW010

<i>Project</i>	East Taieri Presbyterian Church
<i>Client</i>	McCoy & Wixon Architects

Revision	Date	Details	Author	QA
0	2/11/21	Preliminary Estimate Report	LMW	<i>Je</i>
1				
2				

Disclaimer

This report has been prepared by Rawlinsons for McCoy & Wixon Architects.

We will not accept responsibility to any other party other than to McCoy & Wixon Architects, to whom our report is addressed unless specifically stated to the contrary by us in writing. We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other.

This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

1. Scope of Report

The purpose of this report is to provide a preliminary estimate for the alterations and additions at East Taieri Presbyterian Church, Mosgiel .



2. Construction Cost Estimate

2.1 Executive Summary

Construction Cost	\$2,735,190.00
Preliminary and General Costs	\$273,519.00
Margin	\$240,697.00
Contingencies and Rounding	\$490,072.00
Professional Fees	\$560,522.00
Estimate Total	\$4,300,000.00

2.2 Estimate Assumptions

This estimate includes allowances for the following:

- a) Demolition
- b) Building works
- c) Basic lighting and mechanical services

2.3 Estimate Exclusions

This estimate makes no allowance for the following:

- a) GST
- b) Temporary accommodation and relocation costs
- c) Purchasing of land and/or buildings
- d) Escalation, cost fluctuations and currency fluctuations
- e) Fixtures, fittings, and equipment other than those stated including stage
- f) External works other than stated
- g) Building consent costs and contributions
- h) Legal fees, council rates and levies
- i) Finance and interest
- j) Project staging
- k) Asbestos identification and removal
- l) Feature lighting

3. Basis of Estimate

3.1 Design and pricing documentation

This estimate is based on the following documentation:

- a) McCoy & Wixon drawings 29/10/2021
- b) Origin Consultants Condition Survey & Maintenance Plan June 2021

4. Appendices

Appendix A) Estimate Details & Elemental Summary

Elemental Estimate Summary

Project: East Taieri Church	Details: Preliminary Estimate
Building: East Taieri Church	

Item	Description	Quantity	Unit	Rate	Total
	Gross Floor Area: 1018m2	1,018	m2		
1	Site Preparation	1,018	m2	174.86	178,005
2	Substructure	1,018	m2	66.43	67,625
3	Frame	1,018	m2	41.50	42,250
4	Structural Walls	1,018	m2	0.00	Not Used
5	Upper Floors	1,018	m2	2.36	2,400
6	Roof	1,018	m2	470.42	478,885
7	External Walls	1,018	m2	90.01	91,630
8	Windows and External Doors	1,018	m2	716.55	729,450
9	Stairs and Balustrades	1,018	m2	0.00	Not Used
10	Partitions	1,018	m2	43.75	44,535
11	Interior Doors	1,018	m2	72.25	73,550
12	Floor Finishes	1,018	m2	112.94	114,970
13	Wall Finishes	1,018	m2	164.81	167,780
14	Ceiling Finishes	1,018	m2	77.29	78,685
15	Fittings and Fixtures	1,018	m2	26.23	26,700
16	Sanitary Plumbing	1,018	m2	47.84	48,700
17	Mechanical Services	1,018	m2	185.51	188,850
18	Fire Services	1,018	m2	45.00	45,810
19	Electrical Services	1,018	m2	188.62	192,015
20	Vertical and Horizontal Services	1,018	m2	0.00	Not Used
21	Specialist Services	1,018	m2	17.19	17,500
22	Drainage	1,018	m2	24.56	25,000
23	External Works	1,018	m2	49.95	50,850
24	Sundries	1,018	m2	68.76	70,000
	Element Sub-Total		\$/m2	2,686.83	2,735,190
25	Preliminaries	10.0	%		273,519
26	Margins	8.0	%		240,697
27	Contingencies	15.0	%		487,411
	Construction Total		\$/m2	3,670.74	3,736,817
28	Professional Fees	15.0	%		560,522
29	Rounding				2,661
	Estimate Total		\$/m2	4,223.97	4,300,000
30	Exclusions				0
					4,300,000

Project: East Taieri Church

Details: Preliminary Estimate

Building: East Taieri Church

Item	Description	Quantity	Unit	Rate	Total
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EL01 Site Preparation

External					
1	Demolish external walls including external cladding, windows/doors and internal linings	253	m2	50.00	12,650
2	Remove existing windows and form opening for pair of doors	2	no	400.00	800
3	Demolish entry canopy	2	no	2,500.00	5,000
Internal					
4	Disconnect/make safe building services including removal as required based on area	902	m2	15.00	13,530
5	Demolish timber framed walls including linings and doors	197	m2	25.00	4,925
6	Demolish concrete wall	4	m2	250.00	1,000
7	Remove sanitary fitting (4no WC shown, assumed WHB to each)	8	no	200.00	1,600
8	Uplift floor coverings	902	m2	15.00	13,530
9	Form opening in existing wall for single leaf door	3	no	300.00	900
10	Form opening in existing wall for pair of doors	2	no	500.00	1,000
11	Remove single leaf door	9	no	100.00	900
12	Remove pair of doors	6	no	150.00	900
13	Remove ceiling linings	902	m2	20.00	18,040
14	Remove toilet partitions	4	no	100.00	400
15	Remove timber flooring to Nave	295	m2	20.00	5,900
16	Make good existing flooring for new floor coverings (excluding Nave)	607	m2	10.00	6,070
Work As Proposed By Origin Consultants					
17	Remove roofing including sarking to entire building	834	m2	40.00	33,360
18	Tent protection	834	m2		Excl.
19	Allowance for investigation and repairs to roof framing (major repairs the southeast of the Nave and minor repairs elsewhere needed)	1	item	50,000.00	50,000
20	Allowance for investigation and repairs to subfloor framing (minor repairs needed)	1	item	7,500.00	7,500

178,005**EL02 Substructure**

1	Assumed new structure to match existing (concrete slab with concrete perimeter foundation wall and footing)		note		
2	Concrete/blockwork foundation wall including formwork and reinforcing (allowed 500 high)	54	m	250.00	13,500
3	Footing to above including excavation, formwork and reinforcing (allowed for 500 wide x 200 high)	54	m	250.00	13,500

Project: East Taieri Church
Building: East Taieri Church

Details: Preliminary Estimate

Item	Description	Quantity	Unit	Rate	Total
EL02 Substructure (Continued)					
4	Concrete slab on grade (allowed 150 thick)	105	m2	120.00	12,600
5	Allowance to re-level timber floor framing to Nave	295	m2	35.00	10,325
6	New timber flooring to Nave	295	m2	60.00	17,700
					67,625

EL03 Frame

1	Timber roof framing	215	m2	150.00	32,250
2	Allowance to reconfigure existing roof framing for new layout	1	item	10,000.00	10,000
					42,250

EL05 Upper Floors

1	Timber floor framing and flooring	12	m2	200.00	2,400
					2,400

EL06 Roof

1	Sarking and roof underlay to timber framing	947	m2	55.00	52,085
2	Slate roofing to match existing (as suggested by Origin Consultants)	947	m2	400.00	378,800
3	Membrane roofing to ablutions area including plywood wood substrate	102	m2	200.00	20,400
4	Allowance for spouting and downpipes	1	item	10,000.00	10,000
5	Soffit lining (allowed for Hardiesoffit lining)	110	m2	160.00	17,600
					478,885

EL07 External Walls

1	Repoint/repair existing brick/stone walls to remain (as per Origin Report)	505	m2	100.00	50,500
2	140 x 45 Timber framed walls including building wrap	126	m2	105.00	13,230
3	Brick cladding including mortar bedding and wall ties	112	m2	200.00	22,400
4	Weatherboard cladding including cavity battens	22	m2	250.00	5,500
					91,630

EL08 Windows and External Doors

1	Aluminium framed, double glazed windows	67	m2	850.00	56,950
2	Aluminium framed, double glazed pair of doors	5	no	4,500.00	22,500
Work As Proposed By Otago Stained Glass (work to church and spire windows)					
3	Remove and reinstall window for restoration	6	no		Incl.
4	Restoration of removed windows	6	no		Incl.

Project: East Taieri Church
Building: East Taieri Church

Details: Preliminary Estimate

Item	Description	Quantity	Unit	Rate	Total
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EL08 Windows and External Doors

(Continued)

5	Lexan armouring to all windows	1	item		Incl.
6	Reinforcing tying windows to existing masonry	1	item		Incl.
7	Repair/install window drains and reveals	1	item		Incl.
8	Allowance for work to the windows to the church/spire (ballpark figure as discussed with Otago Stained Glass)	1	item	600,000.00	600,000
9	Allowance for stonemasons work in conjunction with window restoration	1	item	50,000.00	50,000

729,450

EL10 Partitions

1	90 x 45 Timber framed partition	321	m2	85.00	27,285
2	Glazed screens	23	m2	750.00	17,250

44,535

EL11 Interior Doors

1	The rates for doors include for frame, hardware, architraves and paint		note		
2	Single leaf timber door	21	no	1,250.00	26,250
3	Pair of timber doors	6	no	1,800.00	10,800
4	Pair of glazed doors	1	no	4,500.00	4,500
5	Pair of glazed sliding doors	1	no	5,500.00	5,500
6	Sliding stacking door comprising one sliding leaf and one fixed side light	1	no	5,500.00	5,500
7	Sliding stacking door comprising two sliding leaves and one fixed side light	1	no	13,000.00	13,000
8	Six leaf, folding/stacking door	1	no	8,000.00	8,000

73,550

EL12 Floor Finishes

1	Carpet tiles	211	m2	80.00	16,880
2	Timber laminate flooring	273	m2	180.00	49,140
3	Vinyl	142	m2	125.00	17,750
4	Main entry matwell	19	m2	400.00	7,600
Nave Options					
5	Carpet tiles	295	m2	80.00	23,600
6	Timber laminate flooring	295	m2	180.00	Excl.

114,970

Project: East Taieri Church
Building: East Taieri Church

Details: Preliminary Estimate

Item	Description	Quantity	Unit	Rate	Total
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EL13 Wall Finishes

1	Prepare and paint concrete walls to Nave and Seminar/Meeting room (preparation to include for filling cracks and the like)	632	m2	35.00	22,120
2	Plasterboard fixed to timber framed walls including stopping and paint	1,555	m2	60.00	93,300
3	Seratone lining over plaster board to toilets	150	m2	160.00	24,000
4	Paint existing walls	203	m	20.00	4,060
5	Timber skirting	435	m	25.00	10,875
6	Timber dado and rail (to Circulation areas, Oak, Foyer/Entry, Fellowship and Youth/Cafe)	179	m	75.00	13,425

167,780

EL14 Ceiling Finishes

1	Timber battens fixed to underside of roof framing (excluding Nave)	723	m2	25.00	18,075
2	Plasterboard fixed to timber battens including stopping and paint (excluding Nave)	723	m2	70.00	50,610
3	Additional allowance for sloping ceilings and light wells	1	item	10,000.00	10,000

78,685

EL15 Fittings and Fixtures

1	6700 Long overall x 700 deep x 900 high 'L' shaped kitchen including stainless steel benchtop	1	no	8,800.00	8,800
2	9900 Long overall x 600 deep x 900 high 'L' shaped servery joinery including stainless steel benchtop	1	no	12,900.00	12,900
3	2400 Long x 700 deep x 800 high reception desk	1	no	5,000.00	5,000

26,700

EL16 Sanitary Plumbing

1	Assumed incoming water supply fit for re-use		note		
	Sanitary Fittings				
2	The rates for sanitary fittings include for water supply and waste pipework, mixers and taps as required		note		
3	WC	8	no	2,500.00	20,000
4	Urinal	3	no	2,000.00	6,000
5	WHB	7	no	1,800.00	12,600
6	Cleaners sink	1	no	1,500.00	1,500
7	Kitchen sink (assumed quantity)	2	no	1,800.00	3,600
8	Upgrade existing HWC	1	no	5,000.00	5,000

48,700

Project: East Taieri Church
Building: East Taieri Church

Details: Preliminary Estimate

Item	Description	Quantity	Unit	Rate	Total
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EL17 Mechanical Services

1	Allowance for mechanical services to building based on area (excluding Nave)	723	m2	200.00	144,600
2	Allowance for heating to Nave based on area	295	m2	150.00	44,250
					188,850

EL18 Fire Services

1	Allowance for new fire detection and alarm services throughout building based on area	1,018	m2	45.00	45,810
					45,810

EL19 Electrical Services

1	Assumed incoming power supply fit for re-use		note		
2	DB to replace existing (including extending mains to new location)	1	item	15,000.00	15,000
3	Allowance for electrical services to building based on area (excluding Nave)	723	m2	180.00	130,140
4	Allowance for electrical services to Nave based on area (allowed for new lighting)	295	m2	125.00	36,875
5	Allowance for exterior lighting	1	item	10,000.00	10,000
					192,015

EL21 Specialist Services

1	Allowance for data services to office/meeting rooms (allowed for 4no outlets per room plus contribution to data cabinet)	7	no	2,500.00	17,500
					17,500

EL22 Drainage

1	Allowance for connecting new sanitary fittings to existing drainage	1	item	10,000.00	10,000
2	Allowance for connecting new downpipes to existing drainage	1	item	5,000.00	5,000
3	Allowance for re-routing existing drainage for new extension	1	item	10,000.00	10,000
					25,000

EL23 External Works

1	Paving including substrate	276	m2	125.00	34,500
2	Planters including topsoil and planting	131	m2	50.00	6,550
3	Additional allowance for trees	1	item	5,000.00	5,000
4	Edging to planters (allowed for concrete)	64	m	75.00	4,800
					50,850

Project: East Taieri Church
Building: East Taieri Church

Details: Preliminary Estimate

Item	Description	Quantity	Unit	Rate	Total
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EL24 Sundries

1	Pergola to Oak entry	1	item	3,000.00	3,000
2	Timber screen to Main Entry and Youth/Cafe entry	1	item	10,000.00	10,000
3	Allowance for building signage	1	item	5,000.00	5,000
4	Allowance for mandatory signage	1	item	2,000.00	2,000
5	Allowance for remedial work to spire	1	item	50,000.00	50,000
					70,000

EL25 Preliminaries

1	Preliminary and General	10.0	%		273,519
					273,519

EL26 Margins

1	Main Contractors Margins	8.0	%		240,697
					240,697

EL27 Contingencies

1	Design, Estimating and Construction Contingencies	15.0	%		487,411
					487,411

EL28 Professional Fees

1	Preliminary and General	15.0	%		560,522
					560,522

Rounding

1	Rounding	1	item	2,660.94	2,661
					2,661

EL37 Exclusions

1	GST		item		
2	Temporary accommodation and relocation costs		item		
3	Purchasing of land and/or buildings		item		
4	Escalation, cost fluctuations and currency fluctuations		item		
5	Fixtures, fittings and equipment other than those stated including stage		item		
6	External works other than stated		item		
7	Building consent costs and contributions		item		
8	Legal fees, council rates and levies		item		
9	Finance and interest		item		
10	Project staging		item		

Project: East Taieri Church	Details: Preliminary Estimate
Building: East Taieri Church	

Item	Description	Quantity	Unit	Rate	Total
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EL37 Exclusions

(Continued)

11	Asbestos identification and removal		item		
12	Feature lighting		item		

Estimate Total					4,300,000
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