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6 December 2024

Linda Lee
C/O – 104 Dee Street
Invercargill

Attn: Linda (e:linlee@xtra.co.nz)

Dear Linda,

3462 - OLD BRISCOES 104 DEE STREET - INVERCAARGILL

Please find enclosed our Report for the 104 Dee Street, this report reviews five possible option available for the remediation of 104 Dee Street, Invercargill.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully

Phil Griffiths
DipQS, MNZIQS
Director
Rhodes + Associates Limited

cc

Christine McMillan christine@bonisch.nz
Robert Lane robertl@lewisbradford.com

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+Associates

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3462 – Old Briscoes Building
104 Dee Street Invercargill
6 December 2024
Completed for Linda Lee

Rhodes + Associates Limited has been appointed by Linda Lee to prepare several initial high-level estimate options to assist in addressing the possible remediation, reconstruction, or demolition of 104 Dee Street.

1. Investigation

On Monday, 9th September, Rhodes completed a site visit to view and understand the current building condition. Following the site visit, further discussions were held with Christine McMillan from Bonisch and Robert Lane from Lewis Bradford to agree on the required actions. It was agreed that five remediation options were to be estimated to provide the client with suitable information to make a plan to move forward.

2. High-Level Estimate Options

Option 1

Retain facades on Dee Street and Spey Street and build a new two-level structure to a base build level only (no fitouts, just a big open space).

- **Estimated Cost:** $10,237,000 plus GST

Option 2

Retain the façade on Dee Street only and build a new two-level structure to a base build level only (no fitouts, just a big open space).

- **Estimated Cost:** $7,612,000 plus GST

Option 3

Build a new structure with replica façades on Dee Street and Spey Street, a two-level structure to a base build level only (no fitouts).

- **Estimated Cost:** $6,695,000 plus GST

Option 4

Retain the façade on Dee Street and demolish the building behind the façade.

- **Estimated Cost:** $2,239,000 plus GST

Option 5

Retain the current façades on Dee Street and Spey Street and protect the existing structure with a temporary roof structure.

- **Estimated Cost:** $4,458,000 plus GST
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The options provided are high-level estimates based on similar historic buildings where façade retention was required. As specific detailed information orplans were not available, the information provided is an indicative high-level estimation to assist the client in establishing a way forward.

Appendix A – High Level Estimates

Option 1 Retain façades Dee Street and Spey Street build new 2 level structure to base build

Allowance for trafic management (Ryal Bush)	1 Sum	64,140.00	64,140.00
Demolition (Ryal Bush)	720 m2	756.93	544,989.87
Extra value for façade retention	1 Sum	2,996,352.00	2,996,352.00
Demolition			
Demolition (extra value for retainment)	*672 F/m2*	*315.00*	*211,680.00*
Retainment works			
Site prep (Temp steel, strip ext windows and doors)	*672 F/m2*	*2,110.00*	*1,417,920.00*
Substructure (temp foundations for framing and strenghtening)	*56 F/m*	*3,146.00*	*176,176.00*
Framing (strenghtening of facade)	*672 F/m2*	*1,006.00*	*676,032.00*
Connection works (new structure to exisitng façade			
Substructure (ties, pins, epoxy)	*56 F/m*	*335.00*	*5,000.00*
Frame (ties, pins, epoxy walls, floors. roof)	*672 F/m2*	*238.00*	*159,936.00*
Restoration works			
Exterior walls and exterior finish (making good and redecorate)	*672 F/m2*	*172.00*	*115,584.00*
Windows and exterior doors (reinstall, make good and decorate)	*672 F/m2*	*317.00*	*213,024.00*
External works (paving)	*56 F/m*	*375.00*	*21,000.00*
New structure to base build (excludes fitout, fixtures and fittings)	1,440 m2	2,450.00	3,528,000.00
Less retained façade	672 m2	-550.00	-369,600.00
Allowance for external works and reconnection with utilities - Provisional Sum	1 Sum	25,000.00	25,000.00
Sub total			**6,788,881.87**
(Note following excludes main demolition item)			
Preliminary and General	12 %	6,179,752.00	741,570.00
Margin	8 %	6,921,322.00	553,706.00
Contingency	15 %	7,475,028.00	1,121,254.00
Other development costs (Professional fees and concents)	12 %	8,596,282.00	1,031,554.00
Total Excluding GST			**10,236,965.87**

Option 2 Retain Façade Dee Street and build new 2 level structure to base build

Allowance for trafic management (Ryal Bush)	1 Sum	64,140.00	64,140.00
Demolition (Ryal Bush)	720 m2	756.93	544,989.87
Extra value for façade retention	1 Sum	1,073,340.00	1,073,340.00
Demolition			
Demolition (extra value for retainment)	*240 F/m2*	*315.00*	*75,600.00*
Retainment works			
Site prep (Temp steel, strip ext windows and doors)	*240 F/m2*	*2,110.00*	*506,400.00*
Substructure (temp foundations for framing and strenghtening)	*20 F/m*	*3,146.00*	*62,920.00*
Framing (strenghtening of facade)	*240 F/m2*	*1,006.00*	*241,440.00*
Connection works (new structure to exisitng façade			
Substructure (ties, pins, epoxy)	*20 F/m*	*335.00*	*5,000.00*
Frame (ties, pins, epoxy walls, floors, roof)	*240 F/m2*	*238.00*	*57,120.00*
Restoration works			
Exterior walls and exterior finish (making good and redecorate)	*240 F/m2*	*172.00*	*41,280.00*
Windows and exterior doors (reinstall, make good and decorate)	*240 F/m2*	*317.00*	*76,080.00*
External works (paving)	*20 F/m*	*375.00*	*7,500.00*
New structure to base build (excludes fitout, fixtures and fittings)	1,440 m2	2,450.00	3,528,000.00
Less retained façade	240 m2	-550.00	-132,000.00
Allowance for external works and reconnection with utilities - Provisional Sum	1 Sum	25,000.00	25,000.00
Sub total			**5,103,469.87**
(Note following excludes main demolition item)			
Preliminary and General	12 %	4,494,340.00	539,321.00
Margin	8 %	5,033,661.00	402,693.00
Contingency	15 %	5,436,354.00	815,453.00
Other development costs (Professional fees and concents)	12 %	6,251,807.00	750,217.00
Total Excluding GST			**7,611,153.87**

Option 3	Build new structure with replica façade Dee Street and Spey Street, 2 level structure to base build			
	Allowance for trafic management (Ryal Bush)	1 Sum	64,140.00	64,140.00
	Demolition (Ryal Bush)	720 m2	756.93	544,989.87
	New structure to base build (excludes fitout, fixtures and fittings)	1,440 m2	2,450.00	3,528,000.00
	Extra value for replica façade	672 m2	525.00	352,800.00
	Allowance for external works and reconnection with utilities - Provisional Sum	1 Sum	25,000.00	25,000.00
	Sub total			**4,514,929.87**
	(Note following excludes main demolition item)			
	Preliminary and General	12 %	3,905,800.00	468,696.00
	Margin	8 %	4,374,496.00	349,960.00
	Contingency	15 %	4,724,456.00	708,668.00
	Other development costs (Professional fees and concents)	12 %	5,433,124.00	651,975.00
	Total Excluding GST			**6,694,228.87**

Option 4 Retain façade (Dee Street) and demolish building

Allowance for trafic management (Ryal Bush)	1	Sum	64,140.00	64,140.00
Demolition (Ryal Bush)	720	m2	756.93	544,989.87
Extra value for façade retention	1	Sum	1,061,220.00	1,061,220.00
Demolition				
Demolition (extra value for retainment)	*240*	*F/m2*	*315.00*	*75,600.00*
Retainment works				
Site prep (Temp steel, strip ext windows and doors)	*240*	*F/m2*	*2,110.00*	*506,400.00*
Substructure (temp foundations for framing and strenghtening)	*20*	*F/m*	*3,146.00*	*62,920.00*
Framing (strenghtening of facade)	*240*	*F/m2*	*1,006.00*	*241,440.00*
Allowance to make steel semi permanent and internal - Provisional Sum	*1*	*Sum*	*50,000.00*	*50,000.00*
Restoration works				
Exterior walls and exterior finish (making good and redecorate)	*240*	*F/m2*	*172.00*	*41,280.00*
Windows and exterior doors (reinstall, make good and decorate)	*240*	*F/m2*	*317.00*	*76,080.00*
External works (paving)	*20*	*F/m*	*375.00*	*7,500.00*
Sub total				**1,670,349.87**
(Note following excludes main demolition item)				
Preliminary and General	12	%	1,018,374.87	122,205.00
Margin	8	%	1,140,579.87	91,246.00
Contingency	15	%	1,231,825.87	184,774.00
Other development costs (Professional fees and concents)	12	%	1,416,599.87	169,992.00
Total Excluding GST				**2,238,566.87**

Option 5 Retain façade Dee Street and Spey Street and protect existing structure.

Allowance for trafic management (Ryal Bush)	1 Sum	64,140.00	64,140.00
Selective demolition - Provisional Sum	720 m2	200.00	144,000.00
Works to façade	1 Sum	2,619,736.00	2,619,736.00
Retainment works			
Site prep (Temp steel, strip ext windows and doors)	*672 F/m2*	*2,110.00*	*1,417,920.00*
Substructure	*56 F/m*	*3,146.00*	*176,176.00*
Framing (strenghtening)	*672 F/m2*	*1,006.00*	*676,032.00*
Restoration works			
Exterior walls and exterior finish (making good and redecorate)	*672 F/m2*	*172.00*	*115,584.00*
Windows and exterior doors (reinstall, make good and decorate)	*672 F/m2*	*317.00*	*213,024.00*
External works (paving)	*56 F/m*	*375.00*	*21,000.00*
Allowance for installation of temporary roof and rainwater management	720 m2	150.00	108,000.00
Sub total			**2,935,876.00**
(Note following excludes main demolition item)			
Preliminary and General	12 %	2,727,736.00	327,328.00
Margin	8 %	3,055,064.00	244,405.00
Contingency	15 %	3,299,469.00	494,920.00
Other development costs (Professional fees and concents)	12 %	3,794,389.00	455,327.00
Total Excluding GST			**4,457,856.00**