

BEFORE THE INVERCARGILL CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER an application for land use consent to
demolish the Briscoes Building at 104-106
Dee Street Invercargill, a Category 2
Historic Place on the New Zealand
Heritage List / Rārangi Kōrero.

BY **104 Dee Street Partnership**
Applicant

SUPPLEMENTARY BRIEF OF EVIDENCE OF: PHILLIP N GRIFFITHS
October 14 2026

Counsel acting for Applicant:

Clare Lenihan, Barrister
80 Layard Street, Invercargill 9810
Tel: (03) 214 1674; 027 577 6823
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I, Phillip Griffiths, of Rhodes + Associates Limited, Christchurch, state:

INTRODUCTION

1. I am a Quantity Surveyor and a Director of Rhodes + Associates Limited, based in Christchurch.

QUALIFICATIONS AND EXPERIENCE

2. My qualifications and experience are set out in my primary evidence dated August 31, 2026

SUMMARY OF EVIDENCE

1. My evidence addresses the high-level comparative costs of the seven options considered for the Briscoes Building. It explains the basis of my estimates, responds to the costing matters raised by Mr Barsby, and identifies the corrections and clarifications required. My evidence does not address structural engineering performance, heritage effects, planning merits, or the suitability of any option from an engineering perspective.
2. I prepared high-level cost estimates for seven options relating to repair, demolition, and façade retention at the Briscoes Building. Options 1–5 were included in my earlier evidence. Options 6 and 7 were subsequently prepared to assess further façade-retention alternatives that would allow public access to the footpath.
3. The estimates for Options 1–5 were informed by historic cost information from Harley Chambers, a comparable multi-level building on a corner site with high parapets and a brick façade. I used Harley Chambers information to inform the cost of façade retention and applied high-level square-metre rates to the principal building elements. Although Harley Chambers was affected by the Canterbury earthquakes, it was in better structural condition than the Briscoes Building. I have taken that difference into account when considering the relevance of the comparison.
4. Options 6 and 7 were prepared as additional alternatives for retaining the façade while enabling public access to the adjoining footpath. Both options have been prepared as concept estimates in an elemental estimate format then summarised using the same presentation format as the earlier option 1 – 5.

Andrew Barsby evidence

5. I respond below to the matters raised in Mr Barsby's review of the additional material titled "Rhodes + Associates – Brief of Evidence, Phil Griffiths." I have followed the paragraph numbering used in his brief of evidence.
6. Paragraph 37. Options 6 and 7 were prepared from concept level design only, the attached elemental estimates were not issued in my previous evidence as I thought it was appropriate to maintain the previous summarised format as my earlier option 1-5.

The supporting estimates included in Appendix 1 show the level of detail completed for my brief of evidence dated August 31, 2026.

7. The principal allowances adopted in preparing option 6 & 7 estimates are summarised below.
 - The basis of the concept estimation is from previous project experience.
 - Targeted demolition is more costly than machine demolition and this has been taken into consideration when preparing the estimates.
 - Installation of temporary external propping via internal and external application, this is required to allow workers safe access for mould removal and major internal propping scope.
 - Following installation of the external propping and completion of mould remediation, targeted and careful demolition can proceed to provide access for foundation work and installation of the permanent internal façade-propping system. The external propping can then be removed.
 - On completion of the internal propping, the demolition of either the full building or part building excluding the retained facade can commence.
8. Paragraph 38. As noted above, the estimates draw on cost information from the Harley Chambers project. I have also reviewed the façade areas and available information for Invercargill Central, Coxhead House, and the Southland Times building, completed in 2019. The façade square metre rates adopted in my estimates are consistent with those comparators.
9. Paragraph 39. - As noted in Mr Barsby brief of evidence there are discrepancies, I confirm that my Option 6 & 7 Tables had minor errors.
 - a. The stated 12% allowance for 'Other Development Costs' is incorrect; the values for Options 6 and 7 were correctly calculated using 4%.
 - b. Option 7 Rate column 'Works to façade' value is incorrectly noted as \$1,432,615 but, the amount column is correct at \$770,410.No adjustment is required to Option 6 & 7 as the total values are correct.
10. Paragraph 40. I am unable to comment on the projects identified in paragraph 40 of Mr Barsby's brief because I have not been provided with sufficient cost, scope, procurement, programme, condition, or design information to assess whether those projects are comparable with the Briscoes Building options.
11. Paragraph 41. My report updates the costs for Options 1–5 by applying the stated escalation adjustments from 2024 to 2026. It also provides summary tables for Options 6 and 7. The detailed concept estimates for Options 6 and 7 are now attached to show the basis and level of detail underlying those summaries.
12. Paragraph 42. The adjustment to Option 4 was made to clarify the basis of the estimate, which was not expressly stated in the original material. The propping alternatives are intended to bring the façade to a safe condition, with scope and cost depending on the propping solution adopted.

13. Paragraph 43 & 44. Option 6 was estimated on the same general basis as Option 7. My estimate provides concept costs based on the engineering concepts prepared by Lewis Bradford. I do not offer an opinion on the structural capacity, level of strengthening, or technical adequacy of those concepts, as those matters are outside my quantity surveying expertise.
14. The completed Concept Estimates represent fair and reasonable allowances for the scope of work described under each option, having regard to the information available, the stated assumptions, and the high-level nature of the assessment.

Dated 14 October 2026



Phillip N Griffiths

DipQS, RegQS, FNZIQS

Director, Rhodes + Associates Limited

Appendix 1 — High-level Concept Estimates, Options 6 & 7



**Rhodes
+Associates**

Quantity Surveyors
Cost Consultants

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Option 6

30/09/2026

104 Dee Street Partnership

OPTION 6 - SUMMARY

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
BRISCOE & CO - Comer Dee & Spey Streets					
<u>Option 6 - Engineers option A - Temporary Retention and Securing of Dee Street and Spey Street Façade with partial internal building demolished (Dee Street 20m X 19m area demolished)</u>					
E01	SITE PREPARATION				841,472.87
E02	SUBSTRUCTURE				669,819.00
E03	FRAME				Excluded
E06	ROOF				Excluded
E07	EXTERIOR WALLS AND EXTERIOR FINISH				Excluded
E08	WINDOWS AND EXTERIOR DOORS				52,750.00
E10	INTERIOR WALLS				284,225.00
E11	INTERIOR DOORS				Excluded
E12	FLOOR FINISHES				Excluded
E13	WALL FINISHES				Excluded
E14	CEILING FINISHES				Excluded
E15	FITTINGS AND FIXTURES				Excluded
E16	SANITARY PLUMBING				2,500.00
E17	HEATING AND VENTILATION SERVICES				Excluded
E18	FIRE SERVICES				Excluded
E19	ELECTRICAL SERVICES				2,500.00
E22	DRAINAGE				5,000.00
E23	EXTERNAL WORKS				Excluded
E24	SUNDRIES				35,577.00
	SUBTOTAL				1,893,843.87
E25	PRELIMINARIES	12	%		227,261.26
	SUBTOTAL				2,121,105.13
E26	PROFIT & OVERHEAD	8	%		169,688.41
	SUBTOTAL				2,290,793.54
E27	CONSTRUCTION CONTINGENCIES	15	%		343,619.03
	TOTAL CONSTRUCTION COST				2,634,412.57
E28	OTHER DEVELOPMENT COSTS	4	%		105,376.50
	TOTAL ANTICIPATED CONSTRUCTION COST (EXCLUDING GST)				2,739,789.08

Ongoing Monitoring

Year One

Estimated establishment of bench mark facade levels and verticality 5,400.00

Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5 20,000.00

Year Two to Five

OPTION 6 - SUMMARY**104 DEE STREET PARTNERSHIP****3462 R0 - 104 - 106 DEE STREET, INVERCARGILL**

Code	Description	Quantity	Unit	Rate	Total
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9				88,000.00
	<u>Year Six - Nine</u>				
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9				88,000.00
	<u>Year Ten</u>				
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget				30,000.00
	Estimated Monitoring and Preventive Maintenance				231,400.00

OPTION 6 - DETAILED

104 DEE STREET PARTNERSHIP

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E01	SITE PREPARATION				
	<u>Initial Temporary Works</u>				
E01.1	Allow to remove existing shipping containers	1 no		600.00	600.00
E01.2	Relocate the existing temporary fences blocking of all footpaths	73 m		18.00	1,314.00
	<u>Install Temporary Enabling Propping to enable unrestricted work to commence - Dee Street and Spey Street</u>				
E01.3	Install concrete ballast blocks the exterior (2 blocks per prop)	44 no		1,339.00	58,916.00
E01.4	Allow to install mid height Solid timber temporary whaler beam 2/300 X 50mm along the full facade length (Internal)	39 m		156.90	6,119.10
E01.5	Allow to install mid height solid timber blocking 2/300 X 50mm along the full facade length (External) Say 1m long	22 m		156.90	3,451.80
E01.6	Extra value to drill and supply and install M16 threaded rod 1.950 crs max with 80X80X10 galv washers, two nuts per rod, Threaded rods, plates and nuts	44 no		237.00	10,428.00
E01.7	Allow to install Precast panel prop to suit	22 no		635.00	13,970.00
E01.8	Allowance to temporary prop fire damages walls, floors ceilings to allow mould treatment to occur	1 Sum		20,000.00	20,000.00
E01.9	Allow to removal all temporary propping and fencing on completion of internal propping and securing - Provisional Sum	1 Sum		30,000.00	30,000.00
	<u>Mould Treatment</u>				
E01.10	Post Propping allow to access building and suitably treat black mould to a level that the building can be accessed for stabilisation and demolition works to commence - Provisional Sum Allowance	1 Sum		100,000.00	100,000.00
	<u>Demolition of Structure</u>				
	<u>Installation of internal propping</u>				
E01.11	Allow to demolish floor structure in locations where facade propping is to be installed	117 m2		150.00	17,550.00
E01.12	Allow to cut openings in the first floor and roof to install vertical props - Assumed size of (1 X 1m)	66 no		122.50	8,085.00
E01.13	Allow to cut openings in the first floor and ceiling to install angle props - Assumed size of (1 X 1m)	44 no		122.50	5,390.00

OPTION 6 - DETAILED

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E01.14	Allow to de-construct / demolish Ground, First floor and Roof to the Dee street section of the building including all internal elements from roof to ground floor including floor substructure and pile footings	380 m2		770.00	292,599.17
E01.15	EV for demo in confined Area	380 m2		150.00	57,000.00
E01.16	Extra value for careful demo behind Dee Street Façade area	1 Sum		147,420.00	147,420.00
E01.17	Allowance for Demo traffic management	1 Sum		68,629.80	68,629.80
SITE PREPARATION - TOTAL					841,472.87
E02	SUBSTRUCTURE				
	<u>Sub Structure</u>				
E02.2	Allow to site scrap within the building 100 deep to level out removing any builders rubble	380 m2		20.00	7,600.00
E02.3	Allow to pour 2m wide site concrete 70mm thick where propping pads are to be poured	94 m2		50.00	4,700.00
E02.4	Allow to excavate, box and pour 800 X 800 X 800 mass concrete pad including hold-down bolt assemble pads under ground floor (B1 Block)	22 no		2,800.00	61,600.00
E02.5	Allow to excavate, box and pour 2.0 X 1.5. 1.2m mass concrete including hold-down bolt assemble pads under ground floor (B2 Block)	22 no		8,200.00	180,400.00
	<u>Long Term Internal Propping Solution</u>				
E02.6	Allow to install lower & upper height solid timber beam 2/300 X 50mm along the full facade length (Internal)	78 m		156.90	12,238.20
E02.7	Extra value to drill and supply and install M16 threaded rod 1.950 crs max with 80X80X10 galv washers, two nuts per rod, Threaded rods, plates and nuts (lower height solid timber)	88 no		237.00	20,856.00
E02.8	Allow to install mid height Steel Wailer beams to timber ribbon plate previously installed along the full facade length	5,382 kg		10.00	53,820.00
E02.9	4-M20 G8.8 bolts to steel whaler to vertical beam	264 no		27.80	7,339.20
E02.10	Steel vertical Prop frame installed to the internal face of facade	29,348 kg		10.00	293,480.00
E02.11	4-M20 G8.8 bolts from bracing steel to vertical beam	352 no		27.80	9,785.60
E02.12	Allow for Reid cross bracing	12 no		1,500.00	18,000.00
SUBSTRUCTURE - TOTAL					669,819.00
E08	WINDOWS AND EXTERIOR DOORS				
	<u>Window removal</u>				

OPTION 6 - DETAILED

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
	<i>To allow internal stabilise work to proceed the existing windows have been assumed to require removal as propping fixings will pass through the openings</i>				
E08.1	Allow to carefully remove all existing heritage windows, suitably storing in the Spey Street end of the building	1	Sum	12,750.00	12,750.00
E08.2	Allow to frame out openings and overlay with Painted 18mm treated Plywood, sealing all edges to maintain weather seal	1	Sum	40,000.00	40,000.00
WINDOWS AND EXTERIOR DOORS - TOTAL					52,750.00
E10	INTERIOR WALLS				
	<i>Internal Walls</i>				
	<i>Allow to install a internal wall weather proofing the Spey Section of the building from newly demolished Dee Street Section</i>				
E10.1	Allow to install 140 X 50 timber framed wall including building paper, batten, Corrugated iron, flashings	300	m2	370.00	111,000.00
E10.2	Provisional Allowance to install temporary acrow props to existing spey street facade to existing ground and first floor framing	1	Sum	20,000.00	20,000.00
E10.3	Allow to strip all linings from facade to and prep for lime wash	58.5	m2	40.00	23,400.00
E10.4	Allow to lime wash the internal face of the now supported facade for weather protection	58.5	m2	100.00	58,500.00
E10.5	Access Allowance	58.5	m2	45.00	26,325.00
E10.6	Allow to install other temporary weather protection to Facade for long term protection - Provisional Sum	1	Sum	45,000.00	45,000.00
INTERIOR WALLS - TOTAL					284,225.00
E16	SANITARY PLUMBING				
E16.1	Allowance to cut and remove services to the building	1	Sum	2,500.00	2,500.00
SANITARY PLUMBING - TOTAL					2,500.00
E19	ELECTRICAL SERVICES				
E19.1	Allow to remove power services to the building	1	Sum	2,500.00	2,500.00
ELECTRICAL SERVICES - TOTAL					2,500.00
E22	DRAINAGE				
E22.1	Allow to suitably maintain stormwater services as required	1	Sum	5,000.00	5,000.00
DRAINAGE - TOTAL					5,000.00

OPTION 6 - DETAILED
104 DEE STREET PARTNERSHIP
3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E24	SUNDRIES				
	<u>Internal Site</u>				
E23.1	Allow to site strip on completion 150mm of the demolition and facade retention scope	57 m3		30.00	1,710.00
E23.2	Allow to supply and installed AP65 200 thick levelled and compacted, Say 150 Thick	57 m3		166.00	9,462.00
E23.3	Allow to supply and installed crushed stone capping finish, Say 70mm thick	380 m2		6.00	2,280.00
	<u>Remediation of Council paths</u>				
	Allow to remediate the external paving on the completion of the works	59 m		375.00	22,125.00
	Excluded contamination removal	Note			
SUNDRIES - TOTAL					35,577.00
Estimated establishment of bench mark facade levels and verticality					
	<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>				
	Setup Survey points on key locations of the facade, complete bench mark report	1 Sum		5,400.00	5,400.00
	Initial Survey Point and Bench mark report				5,400.00
Estimated establishment of bench mark facade levels and verticality - TOTAL					5,400.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5					
	<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>				
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2 no		1,600.00	3,200.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1 Sum		3,100.00	3,100.00
	Yearly Inspection and Reporting Cost				6,300.00
	<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>				
	Patch priming of temporary propping system	1 Sum		500.00	500.00
	Ongoing cleandown of facade externally	708 m2		10.00	7,080.00
	Ongoing cleansown of facade internally	468 m2		10.00	4,680.00
	Allowance for general patching of facade plaster	1 Sum		1,000.00	1,000.00
	Yearly Preventive maintenance Estimate				13,260.00

OPTION 6 - DETAILED

104 DEE STREET PARTNERSHIP

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5 - TOTAL					20,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2 no		1,600.00	3,200.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1 Sum		3,100.00	3,100.00
	Yearly Inspection and Reporting Cost				6,300.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1 Sum		1,000.00	1,000.00
	Ongoing cleandown of facade externally	708 m2		10.00	7,080.00
	Ongoing cleansown of facade internally	468 m2		10.00	4,680.00
	Allowance for general patching of facade plaster	1 Sum		2,500.00	2,500.00
	Yearly Preventive maintenance Estimate				15,260.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9 - TOTAL					88,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2 no		1,600.00	3,200.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1 Sum		3,100.00	3,100.00
	Yearly Inspection and Reporting Cost				6,300.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1 Sum		1,000.00	1,000.00
	Ongoing cleandown of facade externally	708 m2		10.00	7,080.00
	Ongoing cleansown of facade internally	468 m2		10.00	4,680.00
	Allowance for general patching of facade plaster	1 Sum		2,500.00	2,500.00
	Yearly Preventive maintenance Estimate				15,260.00

OPTION 6 - DETAILED**104 DEE STREET PARTNERSHIP****3462 R0 - 104 - 106 DEE STREET, INVERCARGILL**

Code	Description	Quantity	Unit	Rate	Total
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9 - TOTAL					88,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2 no		1,600.00	3,200.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1 Sum		3,100.00	3,100.00
	Yearly Inspection and Reporting Cost				6,300.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1 Sum		1,500.00	1,500.00
	Ongoing cleandown of facade externally	708 m2		10.00	7,080.00
	Ongoing cleansown of facade internally	468 m2		10.00	4,680.00
	Allowance for general patching of facade plaster	1 Sum		10,000.00	10,000.00
	Yearly Preventive maintenance Estimate				23,260.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget - TOTAL					30,000.00



Rhodes
+Associates

Quantity Surveyors
Cost Consultants

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Option 7

30/09/2026

104 Dee Street Partnership

OPTION 7 - SUMMARY

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
BRISCOE & CO - Comer Dee & Spey Streets					
<u>Option 7 - Engineers option B - Temporary Retention and Securing Dee Street Facade Only, Full demolition of building behind Dee Street Facade</u>					
E01	SITE PREPARATION				966,865.32
E02	SUBSTRUCTURE				351,160.60
E03	FRAME				Excluded
E06	ROOF				Excluded
E07	EXTERIOR WALLS AND EXTERIOR FINISH				Excluded
E08	WINDOWS AND EXTERIOR DOORS				25,900.00
E10	INTERIOR WALLS				91,900.00
E11	INTERIOR DOORS				Excluded
E12	FLOOR FINISHES				Excluded
E13	WALL FINISHES				Excluded
E14	CEILING FINISHES				Excluded
E15	FITTINGS AND FIXTURES				Excluded
E16	SANITARY PLUMBING				2,500.00
E17	HEATING AND VENTILATION SERVICES				Excluded
E18	FIRE SERVICES				Excluded
E19	ELECTRICAL SERVICES				2,500.00
E22	DRAINAGE				5,000.00
E23	EXTERNAL WORKS				47,613.00
E24	SUNDRIES				Excluded
	SUBTOTAL				1,493,438.92
E25	PRELIMINARIES	12	%		179,212.67
	SUBTOTAL				1,672,651.59
E26	PROFIT & OVERHEAD	8	%		133,812.13
	SUBTOTAL				1,806,463.72
E27	CONSTRUCTION CONTINGENCIES	15	%		270,969.56
	TOTAL CONSTRUCTION COST				2,077,433.28
E28	OTHER DEVELOPMENT COSTS	4	%		83,097.33
	TOTAL ANTICIPATED CONSTRUCTION COST (EXCLUDING GST)				2,160,530.61

Ongoing Monitoring

Year One

Estimated establishment of bench mark facade levels and verticality 3,700.00

Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5 11,000.00

Year Two to Five

OPTION 7 - SUMMARY**104 DEE STREET PARTNERSHIP****3462 R0 - 104 - 106 DEE STREET, INVERCARGILL**

Code	Description	Quantity	Unit	Rate	Total
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9				44,000.00
	<u>Year Six - Nine</u>				
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9				44,000.00
	<u>Year Ten</u>				
	Ongoing inspections and preventive maintenance estimate - Annual Estimated budget				16,000.00
	Estimated Monitoring and Preventive Maintenance				118,700.00

OPTION 7 - DETAILED
104 DEE STREET PARTNERSHIP
3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E01	SITE PREPARATION				
	<u>Initial Temporary Works</u>				
E01.1	Allow to remove existing shipping containers	1 no		600.00	600.00
E01.2	Relocate the existing temporary fences blocking of all footpaths	73 m		18.00	1,314.00
	<u>Install Temporary Enabling Propping to enable unrestricted work to commence - Dee Street only</u>				
E01.3	Install concrete ballast blocks the exterior (2 blocks per prop)	44 no		1,339.00	58,916.00
E01.4	Allow to install mid height Solid timber temporary whaler beam 2/300 X 50mm along the full façade length (Internal)	42 m		156.90	6,589.80
E01.5	Allow to install mid height solid timber blocking 2/300 X 50mm along the full façade length (External) Say 1m long	22 m		156.90	3,451.80
E01.6	Extra value to drill and supply and install M16 threaded rod 1.950 crs max with 80X80X10 galv washers, two nuts per rod, Threaded rods, plates and nuts	44 no		237.00	10,428.00
E01.7	Allow to install Precast panel prop to suit	33 no		635.00	20,955.00
E01.8	Allowance to temporary prop fire damages walls, floors ceilings to allow mould treatment to occur	1 Sum		20,000.00	20,000.00
E01.9	Allow to remove all temporary propping and fencing on completion of internal propping and securing - Provisional Sum	1 Sum		30,000.00	30,000.00
	<u>Mould Treatment</u>				
E01.10	Post Propping allow to access building and suitably treat black mould to a level that the building can be accessed for stabilisation and demolition works to commence - Provisional Sum Allowance	1 Sum		100,000.00	100,000.00
	<u>Selective Demo</u>				
	<u>Installation of internal propping system</u>				
E01.11	Allow to demolish floor structure in locations where façade propping is to be installed	60 m2		150.00	9,000.00
E01.12	Allow to cut openings in the first floor and roof to install vertical props - Assumed size of (1 X 1m)	34 no		122.50	4,165.00
E01.13	Allow to cut openings in the first floor and ceiling to install Angle props - Assumed size of (1 X 1m)	23 no		122.50	2,817.50
	<u>Demolition of Structure</u>				
E01.14	Allow to demolish the building with the Dee street facade remaining	720 m2		770.00	554,398.42

OPTION 7 - DETAILED

104 DEE STREET PARTNERSHIP

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E01.15	Extra value for careful demo behind Dee Street Façade area	1	Sum	75,600.00	75,600.00
E01.16	Allowance for Demo traffic management	1	Sum	68,629.80	68,629.80
SITE PREPARATION - TOTAL					966,865.32

E02 SUBSTRUCTURE

Sub Structure

E02.2	Allow to site scrap within the building 100 deep to level out removing any builders rubble	200	m2	20.00	4,000.00
E02.3	Allow to pour 2m wide site concrete 70mm thick where propping pads are to be poured	48	m2	50.00	2,400.00
E02.4	Allow to excavate, box and pour 800 X 800 X 800 mass concrete pad including hold-down bolt assemble pads under ground floor (B1 Block)	12	no	2,800.00	33,600.00
E02.5	Allow to excavate, box and pour 2.0 X 1.5, 1.2m mass concrete including hold-down bolt assemble pads under ground floor (B2 Block)	12	no	8,200.00	98,400.00
<u>Long Term Internal Propping Solution</u>					
E02.6	Allow to install lower & upper height solid timber beam 2/300 X 50mm along the full façade length (Internal)	40	m	156.90	6,276.00
E02.7	Extra value to drill and supply and install M16 threaded rod 1.950 crs max with 80X80X10 galv washers, two nuts per rod, Threaded rods, plates and nuts (lower height solid timber)	46	no	237.00	10,902.00
E02.8	Allow to install mid height Steel Wailer beams to timber ribbon plate previously installed along the full façade length	2,760	kg	10.00	27,600.00
E02.9	4-M20 G8.8 bolts to steel whaler to vertical beam	136	no	27.80	3,780.80
E02.10	200 UC 46 vertical Prop installed to the internal face of façade	15,017	kg	10.00	150,170.00
E02.11	4-M20 G8.8 bolts from bracing steel to vertical beam	181	no	27.80	5,031.80
E02.12	Allow for Reid cross bracing	6	no	1,500.00	9,000.00

SUBSTRUCTURE - TOTAL 351,160.60

E08 WINDOWS AND EXTERIOR DOORS

Window removal

To allow internal stabilisation work to proceed the existing windows have been assumed to require removal as propping fixings will pass through the openings

OPTION 7 - DETAILED

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
E08.1	Allow to carefully remove all existing heritage windows, suitably storing in the Spey Street end of the building	1	Sum	6,000.00	6,000.00
E08.2	Allow to frame out openings and overlay with Painted 18mm treated Plywood, sealing all edges to maintain weather seal	1	Sum	19,900.00	19,900.00
WINDOWS AND EXTERIOR DOORS - TOTAL					25,900.00
E10	INTERIOR WALLS				
E10.1	Allow to strip all linings from facade to and prep for lime wash	585	m2	40.00	23,400.00
E10.2	Allow to lime wash the internal face of the now supported facade for weather protection	300	m2	100.00	30,000.00
E10.3	Access allowance	300	m2	45.00	13,500.00
E10.4	Allow to install other temporary weather protection to Façade for long term protection - Provisional Sum	1	Sum	25,000.00	25,000.00
INTERIOR WALLS - TOTAL					91,900.00
E16	SANITARY PLUMBING				
E16.1	Allowance to cut and remove services to the building	1	Sum	2,500.00	2,500.00
SANITARY PLUMBING - TOTAL					2,500.00
E19	ELECTRICAL SERVICES				
E19.1	Allow to remove power services to the building	1	Sum	2,500.00	2,500.00
ELECTRICAL SERVICES - TOTAL					2,500.00
E22	DRAINAGE				
E22.1	Allow to suitably maintain stormwater services as required	1	Sum	5,000.00	5,000.00
DRAINAGE - TOTAL					5,000.00
E23	EXTERNAL WORKS				
<u>Internal Site</u>					
E23.1	Allow to site strip on completion 150mm of the demolition and façade retention scope	108	m3	30.00	3,240.00
E23.2	Allow to supply and installed AP65 200 thick levelled and compacted, Say 150 Thick	108	m3	166.00	17,928.00
E23.3	Allow to supply and installed crushed stone capping finish, Say 70mm thick	720	m2	6.00	4,320.00
<u>Remediation of Council paths</u>					
	Allow to remediate the external paving on the completion of the works	59	m	375.00	22,125.00
	Excluded contamination removal		Note		

OPTION 7 - DETAILED

104 DEE STREET PARTNERSHIP

3462 RO - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS - TOTAL					47,613.00
Estimated establishment of bench mark facade levels and verticality					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Setup Survey points on key locations of the facade, complete bench mark report	1	Sum	3,700.00	3,700.00
	Initial Survey Point and Bench mark report				3,700.00
Estimated establishment of bench mark facade levels and verticality - TOTAL					3,700.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2	no	1,200.00	2,400.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1	Sum	2,140.00	2,140.00
	Yearly Inspection and Reporting Cost				4,540.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1	Sum	200.00	200.00
	Ongoing cleandown of facade externally	240	m2	10.00	2,400.00
	Ongoing cleandown of facade internally	240	m2	10.00	2,400.00
	Allowance for general patching of facade plaster	1	Sum	600.00	600.00
	Yearly Preventive maintenance Estimate				5,600.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 1 - 5 - TOTAL					11,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2	no	1,200.00	2,400.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1	Sum	2,140.00	2,140.00
	Yearly Inspection and Reporting Cost				4,540.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					

OPTION 7 - DETAILED

104 DEE STREET PARTNERSHIP

3462 R0 - 104 - 106 DEE STREET, INVERCARGILL

Code	Description	Quantity	Unit	Rate	Total
	Patch priming of temporary propping system	1	Sum	200.00	200.00
	Ongoing cleardown of facade externally	240	m2	10.00	2,400.00
	Ongoing cleansown of facade internally	240	m2	10.00	2,400.00
	Allowance for general patching of facade plaster	1	Sum	600.00	600.00
	Yearly Preventive maintenance Estimate				5,600.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6-9 - TOTAL					44,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2	no	1,200.00	2,400.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1	Sum	2,140.00	2,140.00
	Yearly Inspection and Reporting Cost				4,540.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1	Sum	200.00	200.00
	Ongoing cleardown of facade externally	240	m2	10.00	2,400.00
	Ongoing cleansown of facade internally	240	m2	10.00	2,400.00
	Allowance for general patching of facade plaster	1	Sum	600.00	600.00
	Yearly Preventive maintenance Estimate				5,600.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget Year 6 - 9 - TOTAL					44,000.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget					
<u>On the completion of the work where Facade elements remain ongoing surveying to monitor verticality and structural integrity will be required - First Year</u>					
	Attend site on a 6 monthly bases to record and report on any movement of the facade	2	no	1,200.00	2,400.00
	Structural Engineers annual site review and reporting to confirm structural integrity of temporary propping system	1	Sum	2,140.00	2,140.00
	Yearly Inspection and Reporting Cost				4,540.00
<u>Ongoing yearly maintenance allowance to ensure public access along foot path</u>					
	Patch priming of temporary propping system	1	Sum	750.00	750.00

OPTION 7 - DETAILED**104 DEE STREET PARTNERSHIP****3462 R0 - 104 - 106 DEE STREET, INVERCARGILL**

Code	Description	Quantity	Unit	Rate	Total
	Ongoing cleandown of facade externally	240 m2		10.00	2,400.00
	Ongoing cleansown of facade internally	240 m2		10.00	2,400.00
	Allowance for general patching of facade plaster	1 Sum		5,000.00	5,000.00
	Yearly Preventive maintenance Estimate				10,550.00
Ongoing inspections and preventive maintenance estimate - Annual Estimated budget - TOTAL					16,000.00