

The following is further additional information in relation to agenda item C1

### **Building schedule**

The email from Rawlinson's (Patrick Hay) dated 19 February forms the latest cost estimates. This summarises the updated financial aspects following the "early contractor involvement" initiative. The detailed costing schedule has not been updated as yet to reflect the changes to the individual cost elements

Attached is a schedule of works dated 1 December prepared by Rawlinson's Quantity Surveyors, totalling \$4,300,776. This is included to reflect the scope of work that is included in the project, excluding fees. The values have been modified as outlined in the 19 February 2016 email discussed above.

### **Impact on Rates**

#### Loan funding

Council has indicated through this process that there would be little, if any impact on rates apart from servicing the \$900K loan for the strengthening works. This loan discussion was included in the 2012/22 LTP. At that time the cost of servicing the loan would have been in the order of \$80K pa.

Currently the cost of servicing this loan will be around \$70K pa.

This cost (\$70K) will be collected from the reserves and civic amenities rate split 70% urban and 30% rural. This will cost the average urban property \$14.40 per property per annum, and the average rural property \$6.60 per property per annum

#### Maintenance

The new build, the Waihinga Centre, is expected to have additional maintenance costs, as provided by Rawlinson's, of \$26K. This is a very conservative (i.e. high) assessment but if we consider this is a worst case scenario.

Additional revenue forecast to be generated from the new complex is forecast to be \$17K (refer page 180 agenda, or para 10.3.2 Feasibility Study) the net increase in cost is circa \$9K. This equates to \$1.85 per average urban property per annum and \$0.85c per rural property per annum.



## Paul Crimp - CEO

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**From:** Patrick Hay <P.Hay@rawlinsons.co.nz>  
**Sent:** Friday, 19 February 2016 4:03 p.m.  
**To:** Paul Crimp - CEO  
**Subject:** Waihinga Centre  
**Attachments:** SKM\_C364e-C16021915570.pdf

Paul,

Attached was the last detailed estimate (1 Dec 2014) which comes to \$4.3m. This does not include fees, so adding fees and costs to date on – this estimate was \$5.4M in comparison to today's number of \$5.035M.

Regards,

**Patrick Hay | Regional Manager**  
MNZIQS, Reg. QS

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**From:** rawlinsons@rawlinsons.co.nz [mailto:rawlinsons@rawlinsons.co.nz]  
**Sent:** Friday, 19 February 2016 3:59 p.m.  
**To:** Patrick Hay  
**Subject:** Scan From WGTN

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## Paul Crimp - CEO

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**From:** Patrick Hay <P.Hay@rawlinsons.co.nz>  
**Sent:** Monday, 22 February 2016 12:53 p.m.  
**To:** Paul Crimp - CEO  
**Subject:** Waihinga Centre

Paul,

Further to our meeting with Warren & Mahoney and David Borman on Friday morning, we report:

We have agreement to work together, and that the process will likely be:

An advertised ROI (most likely on GETS), to obtain a 'preferred contractor' for early contractor involvement (ECI). The tender would be on the basis of P&G and Margin costs, a selected trade such as Concretework, and then non-price attributes like ability, methodology, health & safety and willingness to engage in the ECI process.

From there, the preferred contractor would engage with the design team to confirm methodology, seek early involvement of subcontractors, and essentially workshop the developed design process, to establish a price or budget that Council can then sign off on.

Following this, the design team would prepare the detailed design documents for consent, the contract with the contractor would be formalised, and works could proceed.

In terms of a timeline, this could proceed reasonably swiftly, (note, this is indicative, and could be affected by legal and statutory requirements):

Feb 24<sup>th</sup> – Council meeting – agreement to continue  
2 weeks, prepare ROI documentation, and post on GETS  
4 weeks – tender and evaluation  
5-6 weeks, ECI/developed design period  
Mid May – Council Go/No Go on a reliable Contractor based price, and apply for consent  
June – Award and mobilisation  
July 2016, Start on site

Financially,

Estimated Construction Costs	\$3,934k
Fees, consents and costs to date	\$1,100k
<b>Estimated Cost</b>	<b>\$5,034k</b>
Which includes a contingency of	\$520k (which is equivalent to approx. 10% of the value)

Note this is building and essential landscaping only, not including works to Texas St, park and playground. At this stage, this is based on the building as presently drawn, with no changes in materials, amenities or design.

I trust the above information is sufficient for your report.

Regards,  
**Patrick Hay | Regional Manager**  
MNZIQS, Reg. QS

**Rawlinsons Limited**



## Martinborough Town Hall & Community Centre

As at 1 December 2014



### Warren & Mahoney Preliminary Design

New Building		\$	2,689,867
Work to Existing Building		\$	952,800
Contingency on New	8%	\$	215,189
Contingency on Work to Existing	15%	\$	142,920
			<hr/>
<b>Building Budget</b>		<b>\$</b>	<b>4,000,776</b>
Core Landscaping Adjacent to Building		\$	300,000
			<hr/>
<b>Core Project Budget (excl fees &amp; GST)</b>		<b>\$</b>	<b>4,300,776</b>

Overall contingency held averages approx 9.8% of total or \$358,000

Elemental Estimate Summary

RAWLINSONS



<b>Project:</b> Martinborough Town Hall	<b>Details:</b> W&M 1 December 2014
<b>Building:</b> Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
	<b>NEW WORKS</b>				
1	NOTE: For the purposes of this estimate no external works beyond the footprint of the proposed building have been included in new works.				
2	Site preparation				67,066
3	Substructure				212,587
4	Frame				147,740
5	Structural walls				11,334
6	Roof				427,211
7	External walls and external finish				170,368
8	Windows and external doors				253,010
9	Stairs and balustrades				7,866
10	Partitions				80,300
11	Internal doors				54,100
12	Floor finishes				60,802
13	Wall finishes				53,146
14	Ceiling finishes				86,897
15	Fittings and fixtures				175,082
16	Sanitary plumbing				54,300
17	Mechanical services				199,835
18	Fire services				20,409
19	Electrical services				218,238
20	Special services				12,300
21	Drainage				37,050
22	P&G 8%				187,971
23	Margin 6%				152,257
24	Contingency 8%				215,189
	<b>EXISTING BUILDING WORKS</b>				
25	Strengthening works				489,314
26	Windows and doors				11,000
27	Fittings and fixtures				43,000
28	Mechanical services				1,700
29	Fire services				9,700
30	Electrical services				53,451
31	Refurbishment				74,119
32	Allowances				150,000



Elemental Estimate Summary

RAWLINSONS



<b>Project:</b> Martinborough Town Hall	<b>Details:</b> W&M 1 December 2014
<b>Building:</b> Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
33	P&G 8%				66,583
34	Margin 6%				53,932
35	Contingency 15%				142,920
					4,000,776

Project: Martinborough Town Hall  
 Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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### NEW WORKS

**NOTE: For the purposes of this estimate no external works beyond the footprint of the proposed building have been included in new works.**

#### Site preparation

1	Allowance to demolish back of house including roof, fitout, services and substructure	73	m2	150.00	10,971
2	Break out auditorium wall for new doors	15	m2	90.00	1,350
3	Remove exterior stair	2	No	1,500.00	3,000
4	Clear 100mm topsoil/grass off works area	630	m2	5.00	3,150
5	Bulk excavation approx 200mm deep	127	m3	25.00	3,175
6	Compacted hardfill approx 1200mm deep	757	m3	60.00	45,420
					<b>67,066</b>

#### Substructure

1	Sand blinding and DPM	620	m2	8.00	4,961
2	Underslab insulation	620	m2	15.00	9,301
3	125mm slab including reinforcing and finish	620	m2	140.00	86,813
4	Concrete 180mm x 900mm perimeter footing/retaining wall including reinforcing and tanking	137	m	240.00	32,861
5	300mm x300mm ground beams including reinforcing	183	m	105.00	19,188
6	Allowance for internal load bearing wall footing including reinforcing (TBC)	68	m	85.00	5,792
7	Allowance for block wall strip footing including reinforcing (TBC)	16	m	100.00	1,590
8	Allowance for double 3m long 600mm dia concrete piles including pile cap and reinforcing	5	No	3,770.00	18,850
9	Allowance for single 3m long 600mm dia concrete piles including pile cap and reinforcing	15	No	2,035.00	30,525
10	Allowance to connect new to existing footing using D12 dowels at 450mm cntrs	45	m	60.00	2,707
					<b>212,587</b>

#### Frame

1	406x12.7 CHS including connections	7,380	kg	12.00	88,560
2	140x5.4 CHS including connections	591	kg	12.00	7,092
3	89x6 CHS including connections	309	kg	12.00	3,708
4	Grout filling to CHS posts	9	m3	580.00	5,220
5	200x25 UB including connections	4,145	kg	8.00	33,160

Elemental Estimate

RAWLINSONS



<b>Project:</b> Martinborough Town Hall	<b>Details:</b> W&M 1 December 2014
<b>Building:</b> Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
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**Frame**

(Continued)

6	Allowance for steel frame support to skylight	1	Sum	10,000.00	10,000
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**147,740**

**Structural walls**

1	190mm masonry block wall including reinforcing and mortar filling	57	m2	200.00	11,334
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**11,334**

**Roof**

1	245mm x 45mm roof framing including insulation	270	m2	80.00	21,619
2	245mm x 63mm LVL roof purlin framing	616	m2	120.00	73,920
3	LVL roof beams (dims TBC)	41	m	90.00	3,706
4	Timber roof beams (dims TBC)	65	m	55.00	3,571
5	540mm x 180mm glulam beams including connections	493	m	300.00	147,864
6	Membrane roof including ply substrate	121	m2	220.00	26,642
7	Allowance to form membrane roof parapet including cap flashing	62	m	90.00	5,561
8	Trough section profiled roofing including paper/wire and flashings	509	m2	80.00	40,722
9	Skylights including all flashing, frames and hardware	26	m2	1,200.00	31,068
10	Allowance to form seismic gap	29	m	200.00	5,896
11	Timber batten canopy roof including frame	89	m2	400.00	35,660
12	Allowance for cladding to lower level roofs under main roof	101	m2	220.00	22,235
13	Form soffit including framing, lining and finish	67	m2	130.00	8,746

**427,211**

**External walls and external finish**

1	Timber framed exterior walls including insulation	153	m2	70.00	10,718
2	Cedar batten screens to glazed exterior walls including frame	229	m2	400.00	91,600
3	Allowance for exterior shiplapped cedar cladding to timber walls including finish and cavity system	210	m2	205.00	43,050
4	Allowance to make good new to existing junction between back of house/store, new library and existing building	1	Sum	25,000.00	25,000

**170,368**

**Windows and external doors**

1	Glazed low E exterior walls including frames at ground level	144	m2	750.00	108,000
2	Double wall acrylic glazing product at high level	164	m2	600.00	98,100
3	Allowance for structural support to glazed walls	164	m2	60.00	9,810
4	Allowance for manifestations to glazed exterior walls	1	Sum	2,500.00	2,500
5	New exterior single door including frame and hardware	2	No	1,800.00	3,600
6	Louvre double doors to service room	1	No	5,000.00	5,000

Project: Martinborough Town Hall  
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
<b>Windows and external doors</b>					<i>(Continued)</i>
7	New exterior glazed entrance double door	2	No	4,000.00	8,000
8	Glazed single sliding door	3	No	3,000.00	9,000
9	Glazed double entry door including frame and hardware	1	No	3,000.00	3,000
10	Pair of gates to rubbish store including frame	4	No	1,500.00	6,000

**253,010**

**Stairs and balustrades**

1	New stair to stage floor including landing	1	No	6,000.00	6,000
2	Handrail to stair	6	m	300.00	1,866

**7,866**

**Partitions**

1	Timber framed partitions	297	m2	45.00	13,358
2	Glazed partitions including frames	33	m2	550.00	17,914
3	Allowance for manifestations to glazed partitions	1	Sum	1,500.00	1,500
4	Interior timber screens	61	m2	350.00	21,305
5	WC partitions including doors	5	No	1,800.00	9,000
6	Operable wall including frame	13	m2	1,200.00	15,240
7	Strapping to block walls including insulation	57	m2	35.00	1,983

**80,300**

**Internal doors**

1	Interior single door including frame and hardware	12	No	1,000.00	12,000
2	Interior double door including frame and hardware	2	No	1,800.00	3,600
3	Interior glazed single door including frame and hardware	3	No	1,500.00	4,500
4	Interior glazed double entrance door including frame and hardware	1	No	3,000.00	3,000
5	Double bifold doors	1	No	3,000.00	3,000
6	Allowance for slide out security grille between library and lobby/hall	1	No	18,000.00	18,000
7	New doors from auditorium to foyer including hardware	4	No	2,500.00	10,000

**54,100**

**Floor finishes**

1	Carpet	332	m2	60.00	19,901
2	Vinyl	23	m2	120.00	2,777
3	Tiles	32	m2	120.00	3,802
4	Rubber flooring to service areas	4	m2	135.00	564
5	Allowance for slab grind and clear coat to cafe/foyer and gallery hallway	203	m2	155.00	31,403

**Elemental Estimate**

RAWLINSONS



<b>Project:</b> Martinborough Town Hall	<b>Details:</b> W&M 1 December 2014
<b>Building:</b> Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
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**Floor finishes**

(Continued)

6	Mat wells	9	m2	250.00	2,355
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**60,802**

**Wall finishes**

1	GIB lining to walls including plaster/paint	724	m2	55.00	39,820
2	Extra over for GIB Aqualine to wet areas	115	m2	10.00	1,146
3	Tiles to wet area walls	81	m2	120.00	9,720
4	Acoustic insulation	164	m2	15.00	2,461

**53,146**

**Ceiling finishes**

1	Suspended ceilings to interior roofs and back of house including lining and paint finish	201	m2	90.00	18,090
2	Allowance for timber sarking/sheet to high level LVL frame	459	m2	150.00	68,807

**86,897**

**Fittings and fixtures**

1	NOTE: All soft/loose furniture and whiteware excluded				
2	Allowance for I-site desk	1	No	15,000.00	15,000
3	Allowance for cafe counter	1	No	20,000.00	20,000
4	Allowance for cafe bench/fridge unit	1	No	20,000.00	20,000
5	Allowance for library reception counter	1	No	20,000.00	20,000
6	Allowance for library computer bench	1	No	6,000.00	6,000
7	Allowance for nurse work station	1	No	1,500.00	1,500
8	Allowance for library admin work stations	2	No	1,500.00	3,000
9	Allowance for plunket kitchenette including safe storage area	1	No	12,000.00	12,000
10	Allowance for tea area kitchenette - excluded	1	No	0.00	
11	Allowance for toy store shelving	1	No	5,000.00	5,000
12	Accessible kit to WC	1	No	650.00	650
13	Change table to WC	1	No	1,500.00	1,500
14	Allowance for mirrors to WC's	5	No	400.00	2,000
15	Allowance for hand dryers	3	No	1,200.00	3,600
16	Allowance for soap dispensers	3	No	150.00	450
17	Allowance for community notice board	1	No	2,500.00	2,500
18	Allowance for interior signage	1	Sum	15,000.00	15,000
19	Allowance for exterior/entry signage	1	Sum	20,000.00	20,000
20	Allowance for after hours book return slot and box	1	No	2,500.00	2,500

Project: Martinborough Town Hall  
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
<b>Fittings and fixtures</b>					<i>(Continued)</i>
21	Allowance to reuse library shelving approx 2m tall double sided including re surface and seismic bracing	33	m	250.00	8,328
22	Allowance to reuse library shelving approx 2m tall single sided including resurface and seismic bracing	9	m	200.00	1,774
23	New double sided library shelving	6	m	380.00	2,280
24	Allowance for local book/magazine area	1	Sum	12,000.00	12,000
					<b>175,082</b>

**Sanitary plumbing**

1	Allowance to bring water reticulation to new area including upgrading hot water supply and back flow protection	1	Sum	15,000.00	15,000
2	WC	7	No	1,800.00	12,600
3	Wash hand basin including tapware	7	No	1,200.00	8,400
4	Single urinal	4	No	900.00	3,600
5	Plunket sink including tapware	1	No	1,500.00	1,500
6	Shower to accessible WC	1	No	2,500.00	2,500
7	Cleaners sink including tapware	1	No	1,500.00	1,500
8	Cafe sink including tapware	1	No	1,500.00	1,500
9	Allowance to connect plumbing items to water supply	22	No	350.00	7,700
10	Relocation of existing water main by others		Note		
					<b>54,300</b>

**Mechanical services**

1	Allowance for large VRF units	5	No	12,000.00	60,000
2	Allowance for small VRF units	2	No	2,000.00	4,000
3	Allowance for VRF ducting including diffusers	105	m2	120.00	12,600
4	Allowance for wall large wall mounted heaters	3	No	1,200.00	3,600
5	Allowance for small wall mounted heaters including connection	2	No	800.00	1,600
6	Allowance for large outdoor unit	1	No	45,000.00	45,000
7	Allowance for WC extract diffusers including ducting	9	No	250.00	2,250
8	Allowance for WC extract fans	2	No	6,000.00	12,000
9	Allowance for actuated system to wall windows including connection to MCC	11	No	1,200.00	13,200
10	Allowance for actuated system to skylights including connection to MCC	1	No	1,500.00	1,500
11	Ceiling fans	4	No	400.00	1,600
12	Allowance for electrical work to mechanical	10	%		15,735
13	Allowance for controls to mechanical including MCC	12	%		18,882

Elemental Estimate

RAWLINSONS



<b>Project:</b> Martinborough Town Hall	<b>Details:</b> W&M 1 December 2014
<b>Building:</b> Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
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**Mechanical services**

(Continued)

14	Allowance for builders work to mechanical	5	%		7,868
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**199,835**

**Fire services**

1	Allowance for new fire alarm system including smoke detectors and call points to new areas	583	m2	35.00	20,409
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**20,409**

**Electrical services**

1	Allowance to bring power supply to new DB	1	Sum	12,000.00	12,000
2	Allowance for new main DB including connection	1	Sum	5,000.00	5,000
3	Allowance for new lighting to new areas	583	m2	120.00	69,974
4	Allowance for new data reticulation to new areas including wifi hotspot to new building	583	m2	70.00	40,818
5	Allowance for new electrical reticulation to new areas	583	m2	130.00	75,806
6	Allowance for running in floor services approx 2m long	2	No	500.00	1,000
7	Allowance for new data cabinet	1	No	10,000.00	10,000
8	Emergency exit signs	13	No	280.00	3,640
9	Provision of all works related to transformer - by others		Note		

**218,238**

**Special services**

1	Allowance for security system to new areas	1	Sum	12,000.00	12,000
2	CCTV camera to monitor children's area including screen at library counter (installation cost only)	1	No	300.00	300

**12,300**

**Drainage**

1	Allowance to connect new building to existing drains	1	Sum	25,000.00	25,000
2	Floor wastes	5	No	250.00	1,250
3	Allowance to connect plumbing items to building drains	24	No	450.00	10,800
4	Relocation of existing sewer drains by others		Note		

**37,050**

**P&G 8%**

**187,971**

**Margin 6%**

**152,257**

**Contingency 8%**

**215,189**

Project: Martinborough Town Hall  
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
<b>EXISTING BUILDING WORKS</b>					<i>(Continued)</i>
<b>Strengthening works</b>					
1	Carefully remove floor boards from supper room and kitchen for reuse	137	m2	40.00	5,486
2	Remove ceiling from kitchen/supper room	137	m2	40.00	5,486
3	Remove ceiling from foyer	42	m2	40.00	1,675
4	Remove ceiling from stage	88	m2	40.00	3,533
5	Allowance to demolish exterior WC to the side of supper room	1	No	7,500.00	7,500
6	Remove fire places from supper room including chimney	3	No	1,500.00	4,500
7	Allowance to remove interior WCs from foyer/supper room	1	Sum	3,000.00	3,000
8	Allowance to remove existing steel frame in foyer	1	Sum	3,000.00	3,000
9	Allowance to remove concrete beam in kitchen ceiling	1	Sum	1,000.00	1,000
10	New 500mm x 600mm ground beams including demolition, excavation, concrete, reinforcing and make good	82	m	590.00	48,333
11	175mm spray concrete to existing walls including wall prep, reinforcing and paint	219	m2	410.00	89,696
12	150mm spray concrete to existing walls including wall prep, reinforcing, plaster and paint	139	m2	460.00	63,816
13	Timber overlay wall to existing brick wall including fixings/anchors, strapping, lining and paint	79	m2	125.00	9,813
14	Demolish and rebuild floor in kitchen/supper room to new height including new pile foundation and floor joists	137	m2	160.00	21,942
15	Relay flooring in kitchen and supper room (70%)	96	m2	45.00	4,320
16	New timber flooring to kitchen and supper room (30%)	42	m2	140.00	5,880
17	New ceiling diaphragm to kitchen/supper room	137	m2	150.00	20,571
18	New ceiling diaphragm to foyer	42	m2	150.00	6,281
19	New suspended ceiling to kitchen/supper room including lining, paint and make good	137	m2	85.00	11,657
20	New suspended ceiling to foyer including lining, paint and make good	42	m2	85.00	3,559
21	Remove linings and services from mezzanine soffit	40	m2	50.00	1,997
22	Structural steel frame to mezzanine floor including fixings	4,200	kg	8.00	33,600
23	Allowance to make good framing/floor to mezzanine floor around steel	40	m2	40.00	1,598
24	New suspended ceiling to mezzanine soffit	40	m2	85.00	3,395
25	Allowance to brace brick parapet above supper room	1	Sum	10,000.00	10,000
26	460UB to stage ceiling including fixings	1,780	kg	9.50	16,910
27	100EA to stage ceiling including connections	534	kg	8.00	4,272





Project: Martinborough Town Hall  
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
<b>Strengthening works</b> <span style="float: right;">(Continued)</span>					
28	150SHS to stage ceiling including connections	185	kg	8.00	1,480
29	Allowance for proscenium arch portal	1	Sum	45,000.00	45,000
30	125SHS to foyer portal including connections/fixings	1,113	kg	9.00	10,017
31	Allowance to upgrade stage connections	1	Sum	20,000.00	20,000
32	Allowance to upgrade timber truss/ceiling diaphragm connections	1	Sum	20,000.00	20,000
					<b>489,314</b>

#### Windows and doors

1	Allowance to refurbish exterior doors and windows in existing building	8	No	500.00	4,000
2	Allowance to upgrade double doors to auditorium to acoustic doors	1	No	4,000.00	4,000
3	Allowance to relocate auditorium main door including make good	1	Sum	3,000.00	3,000
					<b>11,000</b>

#### Fittings and fixtures

1	Allowance for new kitchen (reusing appliances)	1	Sum	25,000.00	25,000
2	Allowance to install servery from kitchen to supper room	1	Sum	10,000.00	10,000
3	New stairs to stage including demolition, make good and all associated fittings/hardware	1	No	8,000.00	8,000
					<b>43,000</b>

#### Mechanical services

1	Allowance for new extract to kitchen	1	No	1,700.00	1,700
					<b>1,700</b>

#### Fire services

1	Allowance to upgrade fire alarm system in existing areas	485	m2	20.00	9,700
					<b>9,700</b>

#### Electrical services

1	Allowance to upgrade existing sub DBs	3	No	1,000.00	3,000
2	Allowance to upgrade existing lighting in existing areas	485	m2	70.00	33,950
3	Allowance to upgrade existing data reticulation in existing areas (excludes auditorium)	206	m2	40.00	8,250
4	Allowance to upgrade existing electrical reticulation in existing areas (excludes auditorium)	206	m2	40.00	8,250
					<b>53,451</b>

#### Refurbishment

1	NOTE: Some walls and ceilings are excluded from repaint as they are resurfaced in structural work				
2	INTERIOR				

Elemental Estimate

RAWLINSONS



Project: Martinborough Town Hall	Details: W&M 1 December 2014
Building: Martinborough Town Hall	

Item	Description	Quantity	Unit	Rate	Total
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**Refurbishment**

(Continued)

3	Repaint auditorium ceiling	268	m2	25.00	6,696
4	Sand and reseal auditorium floor	268	m2	40.00	10,714
5	Repaint auditorium walls	446	m2	25.00	11,140
6	Repaint foyer walls	154	m2	25.00	3,846
7	Sand and seal kitchen/supper room floors	96	m2	40.00	3,840
8	Sand and seal foyer floors	42	m2	40.00	1,690
9	EXTERIOR				
10	Repaint exterior walls including prep	497	m2	30.00	14,920
11	Allowance for roof/gutter repairs and maintenance	451	m2	25.00	11,274
12	Allowance for scaffold	1	Sum	10,000.00	10,000

74,119

**Allowances**

1	Allowance for exterior crack repair and general works (TBC)	1	Sum	50,000	50,000
2	Allowance for additional refurbishment to auditorium (TBC)	1	Sum	40,000	40,000
3	Allowance for disruption to services due to structural work	1	Sum	30,000.00	30,000
4	Allowance for make good works due to new floor height in kitchen/supper room	1	Sum	30,000.00	30,000

150,000

**P&G 8%**

56,583

**Margin 6%**

53,932

**Contingency 15%**

142,920

<b>Estimate Total</b>	<b>4,000,776</b>
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