

13.2 Aigantighe House Gallery Seismic Strengthening and Refurbishment Project**Author:** Matt Sisson, Property Projects Officer**Authoriser:** Nicole Timney, Group Manager Property

Section under the Act	The grounds on which part of the Council or Committee may be closed to the public are listed in s48(1)(a)(i) of the <i>Local Government Official Information and Meetings Act 1987</i> .
Sub-clause and Reason:	s7(2)(h) and s7(2)(i) - The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities and The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
Plain English Reason:	To enable Council to carry out commercial activities and To enable Council to carry out commercial or industrial negotiations.

Recommendation

1. That Receives and notes the Progress Report for the Aigantighe Heritage House Gallery Seismic Strengthening and Refurbishment Project.
2. That the report with redactions of the breakdown financial details other than highlights be released to the public at the conclusion of the meeting.

Purpose of Report

- 1 To update the Committee on the progress of the Aigantighe Heritage House Gallery Seismic Strengthening and Refurbishment Project.

Assessment of Significance

- 2 This matter is deemed of low to medium significance under the Council's Significance and Engagement Policy. This is an update report to the Committee on the status of the Heritage House Gallery Project and is a key project in the Long Term Plan 2021-2031.

Discussion

- 3 The Heritage House Gallery Seismic Strengthening and Refurbishment Project continues to progress well and remains within agreed timelines and budget.
- 4 Projected finish date of Farrell Construction contract is estimated to be 27 September 2024.
- 5 Feedback from elected members during the Community Services meeting held on 11 June 2024 indicated that a budget breakdown is to be provided, distinguishing scoped works for the seismic strengthening project, reserves, and contingencies. A priority list of remaining out of scope works has been provided in the separate *Accessibility and Climate Control Options* paper.

- 6 A full list of scoped works under the seismic strengthening contract is provided in the attached Farrells Construction Scope of Works (Attachment 2). The refurbishment works pertain to general restoration of the house gallery features disturbed or identified as needing remedial action as part of the seismic strengthening upgrades.
- 7 For the purpose of this report, contingency funds relate directly to the construction contract with Farrells; project reserve funds are allocated for additional (out of scope) items which may be introduced during the overall project works. This distinction is due to the nature of intrusive seismic works to existing heritage building, whereby the risk of 'unknowns' being discovered is high.
- 8 Additional non-scoped works may require further input from elected members with the potential to be funded from project reserves.
- 9 The cost report supplied by the project QS Rawlinsons (Attachment 1) has been modified to incorporate feedback of elected members and is attached to this report.

Attachments

- 1. Contract - 2423 - Cost report #8 July 2024**
- 2. Contract - 2423 - Farrell Construction Scope of works (pricing excluded)**
- 3. Aigantighe House Gallery Seismic Project Update June 2024**

COST REPORT

Aigantighe House Gallery Timaru
Timaru District Council
Report No. #8
9 July 2024

RAWLINSONS



Prepared By: Jarrad Bone - Senior QS
Checked By: Leonard Pagan - Director



EXECUTIVE SUMMARY

Report No. #8

BUDGET	Budget	Current Report	- Previous Report	= Movement
		\$3,726,577	\$3,726,577	\$0
	Forecast Final Cost	\$3,726,577	\$3,726,577	\$0
	Variance to Budget			(\$0)
PROGRAMME	Invoiced to Date	\$1,755,774	\$1,378,724	\$377,050
	Cost to Complete	\$1,970,803	\$2,347,853	(\$377,050)
CONTINGENCY	Total Contingency Remaining Unspent	\$281,799	\$242,562	\$39,237
	Total Project Reserve Remaining Unspent		\$301,414	(\$301,414)

PROJECT RESERVE BREAKDOWN - (SEE "5.0 - Other Costs" for detail)

Project Reserve	\$ 1,000,000.00
Comitted to date	\$198,862.85
Remaining Reserve	\$ 801,137.15
Further pending commitment	\$ 580,000.00
Remaining Reserve (Project reserve less committed and pending)	\$ 221,137.15

PROJECT COST DASHBOARD

COST TO COMPLETE STATUS

Current Project Forecast Final Cost	\$3,726,577
Expended to date	\$1,755,774
Cost to Complete	\$1,970,803

Certified to date

Contract Value Remaining

CONTINGENCY STATUS

Project Contingency Value	\$635,298
Contingency Adjustments	(\$353,499)
Contingency Value Remaining	\$281,799

Contingency Value Spent

Contingency Value Remaining

PROJECT COSTS AWARDED TO DATE

Awarded to date	\$3,188,271
Budget value remaining	\$538,306

Awarded to date:

Contract Value Remaining

PROJECT RESERVE STATUS

Project Reserve Value	\$1,000,000
Project Reserve Adjustments	(\$778,863)
Project Reserve Remaining	\$221,137

Project Reserve Committed

Project Reserve Remaining

SUMMARY							Report No. #8
Cost Centre	Budget	Approved Costs Committed	Budget Costs Uncommitted	Variations	Forecast Final Cost	Paid to Date	Cost To Complete Including Remaining Contingency
	c	b	a	d	e=a+d	f	g=e-f
1.0 CONSTRUCTION COSTS - Excl Contingencies							
1.1 Construction	1,718,751	1,718,751	-	343,644	2,062,395	1,361,634	700,761
1.2 Provisional Sums	40,239	40,239	-	9,855	50,094	-	50,094
1.3 Other Costs	-	-		778,863	778,863	97,221	681,642
Sub Total - Construction Costs	1,758,990	1,758,990	-	1,132,362	2,891,352	1,458,855	1,432,497
2.0 PROFESSIONAL FEES							
2.1 Professional Consultants	132,900	97,530	35,370	15,163	148,063	97,530	50,533
Sub Total - Professional Services	132,900	97,530	35,370	15,163	148,063	97,530	50,533
3.0 DIRECT COSTS							
3.1 Direct Costs	199,389	199,389	-	-	199,389	199,389	-
Sub Total - Direct Costs	199,389	199,389	-	-	199,389	199,389	-
4.0 CONTINGENCY							
4.1 Construction Contingency	635,298	353,499	281,799	(353,499)	281,799		281,799
4.2 Project Reserve (Other Costs / Prof fees)	1,000,000	778,863	221,137	(794,026)	205,974		205,974
Sub Total - Contingency	1,635,298	1,132,362	502,936	(1,147,525)	487,773	-	487,773
TOTAL	3,726,577	3,188,271	538,306	-	3,726,577	1,755,774	1,970,803

1.1 VARIATIONS							Report No. #8
CI No	Description	Type	Contractor Ref No	Estimated Value	Agreed Value	Paid to Date	Comments
	Temporary Fence Hire	B	VO1		2,546.08	2,036.86	
	Remove Lathe and Plaster		VO2		7,404.27	7,404.27	
	Coving		VO4				See Finishing Timbers VO51
	Insurance Bond Fee		VO5		1,732.50	1,732.50	
	12mm ply safe access - top of trusses		VO9		10,752.24	10,752.24	
	Supply and install treads safe AA121 step nosing						
	Carpet runners to stairs		VO10	-			Nil
	New decking to verandah		VO11	8,000.00			
	Temporary perspex over heritage wallpaper		VO12				Nil
	GRC caps to chimneys		VO13				Part of lightweight chimney variation
	Rotten Timbers - per SR 2.2		VO15		4,784.15	4,784.15	
	Rotten timbers per site meeting		VO16		2,313.36	2,313.36	
	Borer treatment to roof framing		VO17		6,149.28		
	Pink batts replacement in roof space		VO20		2,742.02	2,742.02	
	Remove and reinstate spouting		VO26		7,587.65	3,793.83	
	Option 2 stairwell and lobby ceiling linings		VO19		9,560.58	6,973.95	
	Consented drawings						Nil
	Living Room steel floor beam		VO22		15,210.33	15,210.33	
	Site report 2 item - Roof / Ceiling ply - deduct 12thick ply from roof (GLA between 4 and 5)			1,222.08			
	Remove Pugging for fire pipe		VO26		1,376.82	1,376.82	
	Bedroom lathe and plaster to plasterboard		VO29		5,735.37	5,735.37	
	Lead flashign provision sum expenditure		VO30				(See prov sum 1 and 2)
	Deconstruct brick gable and remove existing roof structure and rebuild new				8,649.01	1,729.80	
	Rafter replacement				3,037.07	1,746.68	
	Credit for window glazing specification				1,221.00	1,221.00	
	EL04.2 additional epoxy rods		VO47		24,980.88	24,980.88	
	Range Brickwork Ties		VO48		180.00		
	Sprinkler Main		VO45		45,573.99		
	Concrete cutt foundations for HVAC		VO49		5,217.79	-	
	Stress bars			105,000.00			
	Finishing Timbers Interior		VO51	20,000.00			
	New pile connection option			25,000.00			
Algantighe Art Gallery			4				

1.1 VARIATIONS							Report No. #8
CI No	Description	Type	Contractor Ref No	Estimated Value	Agreed Value	Paid to Date	Comments
	Sprinkler Valve Room		V053		38,473.28		
	Credit lift from contract		V055		- 32,150.00 -	32,150.00	
	Relocate services in lift shaft		V056		1,283.22	641.61	
	Ceiling Grill Cover plate		V057		2,447.16	1,223.58	
	<u>Farrells estimated VOS</u>						
	Bargecaps			5,000.00			
	Sunroom cladding			5,000.00			
	SR07 (Item 7) Gable end masonry grid E			2,500.00			
Total				169,277.92	174,366.05	61,807.25	
Variations total carried to summary						343,643.97	

1.2 PROVISIONAL SUMS

Report No. #8

Ref	Description	CI No.	Approved Budget	Spent to date	Forecast Final Cost	Variance	Comments/Notes
1	Allowamnce for new lead flashings		1,530.00		15,000.00	13,470.00	Included in sum 1
2	Allowance for Lead chimney flashings		2,040.00		-	2,040.00	
3	Work associated with roof GRC capping		5,000.00		5,000.00	-	
4	Sand, fill, prep for paint heritage, decorative mouldings, fretwork, corbls, pelmets and the like		2,594.88		2,594.88	-	
5	New timber mouldings, corbels etc as required due to damage, decay and the like		1,535.90		1,535.90	-	
6	Works to kitchen		1,574.88		-	1,574.88	
7	Passive fire protection to services		4,284.00		4,284.00	-	
8	Work associated with water supplies to the sprinkler system		5,000.00		5,000.00	-	
9	Sprinkler valve sets and fire service inlet, including the sprinkler main feed for waiti road		5,000.00		5,000.00	-	
10	Connect stormwater to council connection		3,570.00		3,570.00	-	
11	Connect Sewer to council connection		3,009.00		3,009.00	-	
12	RPZ to sprinkler feed		5,100.00		5,100.00	-	
Total			40,238.66		50,093.78	9,855.12	

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4.0 CONTINGENCY					Report No. #8
4.1 Project Contingency					
Ref	Description	Approved Budget	Committed Contingency	Remaining Contingency	Expended %
4.1	Construction Contingency (Construction variations are drawn down from here)	635,297.92	353,499.09	281,798.83	56%
4.2	Project Reserve ("Other Costs" are drawn down from here)	1,000,000.00	778,862.85	221,137.15	78%
Total		1,635,297.92	\$1,132,361.94	\$502,935.98	-69%


5.0 OTHER COSTS OUTSIDE OF SCOPE (Project Reserve)

Report No. #8

5.1 OTHER COSTS (Project Reserve)


Ref	Description	Estimate / Budget	Committed Value	Further Pending Commitment	Forecast Final Cost	Paid to Date	Cost To Complete
	Thermal Detection of House	7,260.00	7,260.00	-	7,260.00	6,962.34	297.66
	Vesta replacement units	25,000.00	25,000.00	-	25,000.00		25,000.00
	Remove picture rails and wallpaper (internal walls and internal face of external walls)	18,965.91	18,965.91	-	18,965.91		18,965.91
	False walls - includes credit for rangers	49,700.00	49,700.00	-	49,700.00	22,506.30	27,193.70
	Addition of Lift and lift shaft	200,000.00	-	200,000.00	200,000.00		200,000.00
	Accesible bathroom	80,000.00	-	80,000.00	80,000.00		80,000.00
	Hvac for main gallery	300,000.00	-	300,000.00	300,000.00		300,000.00
	IT upgrade	12,000.00	12,000.00	-	12,000.00		12,000.00
	Lightweight Chimney replacement -2	52,856.66	52,856.66	-	52,856.66	49,834.80	3,021.86
	Power Outlets - VO28	16,271.64	16,271.64	-	16,271.64	16,271.64	-
	Lighting in roof space	1,645.88	1,645.88	-	1,645.88	1,645.88	-
			-	-			
			-	-			
			-	-			
			-	-			
			-	-			
			-	-			
	Additional spend against professional fees		15,162.76	-	15,162.76		15,162.76
			-	-			-
			-	-			-
			-	-			-
			-	-			-
			-	-			-
Total		\$763,700.09	\$198,862.85	\$580,000.00	\$778,862.85	\$97,220.96	\$681,641.89


 Schedule of Prices		Aiganthighe Art Gallery 29 September 2023	
Item	Scope of Work	PRICE (NZD, excluding GST)	
EL01	Site Preparation		
EL02	Substructure		
EL03	Frame		
EL04	Structural Walls		
EL05	Upper Floors		
EL06	Roof		
EL07	Exterior Walls and Finishes		
EL08	Windows & Exterior Doors		
EL09	Stair and Balustrades		
EL10	Interior Walls		
EL11	Interior Doors		
EL12	Floor Finishes		
EL13	Wall Finishes		
EL14	Ceiling Finishes		
EL15	Fittings & Fixtures		
EL16	Sanitary Plumbing		
EL17	Heating and Ventilation Services		
EL18	Fire Services		
EL19	Electrical Services		
EL20	Vertical & Horizontal Transport		
EL21	Special Services		
EL22	Drainage		
EL23	External Works		
EL24	Sundries		
EL25	Preliminaries		
TOTAL CONTRACT PRICE (NZD, excluding GST)			
Total value of the Provisional Sums (NZD, excluding GST)			


 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
AIGANTIGHE GALLERY					
EL01	Site Preparation				
1	Allowance to protect in place Heritage Fireplaces and Hearths, Allows for Timber framed plywood hoarding fixed back to walls either side of fireplaces	item	6		
2	Carefully remove sections of decking to allow for HVAC duct install (provisional qty) - set aside and protect from damage	m2	47		
3	Carefully remove existing ceiling rose , protect and store for reinstatement (assumes one piece cast rose and not plastered in place)	item	2		
4	Allowance for plywood protection to existing arch between Entry hall and stair on GF	item	1		
5	Allowance for plywood protection to existing arch between Store and kitchen on GF	item	1		
6	Allowance for protection to stair and balustrade - (allows for heavy duty floor protection to treads, balustrade)	item	1		
7	Remove and dispose of cork flooring to kitchen gallery and store	m2	21		
8	Remove and dispose of WC and cistern from GF. Cap floor wastes below	item	2		
9	Remove and dispose of Handbasin and associated tapware from GF. Cap floor wastes below	item	1		
10	Demolish and dispose of timber framed plasterboard lined walls to GF (including timber doors)	m2	34		
11	Remove timber framed wall linings and panels from back of store	m2	15		
12	Remove and dispose of existing vinyl flooring to GF	m2	7		
13	Carefully remove, protect and store Heritage Range for refurbishment and reinstatement	item	1		
14	Carefully remove, protect and store match line ceiling from kitchen for reinstatement	m2	10		
15	Remove and dispose ceiling from store	m2	3		

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 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
16	Remove and dispose of shelving from store	item	1		
17	Remove non heritage wall linings and trims to opening in store	item	1		
18	Remove and dispose of existing external timber stair	item	1		
19	Allowance for plywood protection to existing decorative mouldings and timberwork to hall in FF	item	1		
20	Carefully remove, protect and store skirting, ceiling cove, and mouldings in servants living	item	1		
21	Remove, protect and store existing timber match line dado and skirting to bathroom wall	item	1		
22	Remove fire escape door and frame from store in first floor and dispose of	item	1		
23	Remove and dispose of existing Maseille roof tiles including battens and leave ready for new tiles	item	1		
24	Allowance to protect existing stained glass windows during works	item	1		
25	Extra value to Carefully, remove, protect, document, label and store heritage fixtures, features and elements not listed above for reinstatement later	item	1		
EL02	Substructure				
1	Create 400 x 400 opening in existing reinforced concrete foundation for HVAC air supply (Assumes existing 500 thick)	no	4		
2	Locally demolish existing foundations for New 500 x 600 x 325 Conc pad (pad measured elsewhere)	no	2		
3	Create 900 x 400 opening in existing reinforced concrete foundation for HVAC ducts (Assumes existing 500 thick)	no	2		
4	Power Brush and apply zinc primer to flat plate lintels in sub floor access points (provisional qty)	no	8		
5	Fix existing bearers to existing piles with 2 skew python 340mt screws	no	40		
6	Expol Black R1.8 underfloor insulation	m2	173		


 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL03	Frame				
1	12 thick ply diaphragm to ceilings to ground floor as shown on A2.8 and A2.9 including blocking at sheet joins as required	m2	117		
2	Timber double blocking to perimeter of last	m	136		
3	12 Thick ply diaphragm fixed to top of rafters to roof structure A4-A5, includes for blocking at sheet joins as required	m2	8		
4	15 Thick ply diaphragm fixed to top of rafters/trusses to roof, includes for blocking at sheet joins as required	m2	302		


 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
5	15 Thick ply diaphragm fixed to top of rafters/trusses to Verandahs, includes for blocking at sheet joins as required	m2	106		
6	12 Thick ply diaphragm glued and screwed at 10g at 75crs on top of truss bottom cords / and blocking - includes additional blocking and fixing to masonry with python MT screws at 500 crs max to all edges	m2	48		
7	Ply lined 90 x 45 timber jack stud wall to apex	m2	93		
8	90 x 45 Timber stud wall at 400crs with python MT screws at 400 cnrs to gable end	m2	13		
9	Python MT fixings to external double brick walls	no	1,220		
10	Locate joists and map to outer face to southern external wall/floor junction on level 1, Drill and epoxy threaded rod into joist ends and fix rebated nut to outside face, plaster over	no	6		
EL04	Structural Walls				
1	M30 316 S/S threaded rod stress bars vertically installed through inner brick with the full height of building (circa 8m) includes foundation, 40 thick plates, nuts, couplers as required for installation (stressed to 75kn) and includes EA in subfloor	no	3		
2	Drill and epoxy M12 S/S threaded rod and gauze sleeve through perimeter ply diaphragm blocking into existing masonry wall	no	49		
3	75 x 50 x 6 RHS Fabricated, supplied and installed including paint, cleats, m12 threaded fixings and epoxy	kg	165		
4	Structural steel to chimney' including temporary propping, and all works associated with supply, fabrication and install of steel to chimney	Item	1		
5	Sika carbodur (25 x 1.2) strip in sawcut, each side of masonry wall above existing lintel (includes sawcutting)	m	5		
6	M24 S/S Threaded rod, 300 x 150 x 10 plates, 150 x 150 x 5 RHS, 48.3 CHS welded inside RHD and 75 x 75 x 20 washers with nuts to existing chimney flue (Circa 7m long)	no	2		
7	Drill and epoxy M12 S/S threaded rod ties drilled 1000 into solid masonry walls	no	2		


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 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL05	Upper Floors				
1	Allowance to lift and rebuild floor with ties to perimeter where fire escape removed	item	1		
EL06	Roof				
1	Allowance to remove, repair and replace existing roof timbers as required	m2	282		
2	Terracotta Marseille tiles on timber battens on roofing underlay on support mesh on counter battens on ply sarking (ply measured elsewhere), including all flashings, fixings ridge tiles etc	m2	282		
3	Rebuild internal membrane lined gutters	m	12		
4	New lightweight replica chimney	item	1		
5	Allowance to take from store and reinstate chimney caps and pots	item	1		
6	Remove, recondition, store, reinstate and repaint existing heritage barge board fascias	m	29		
7	Allowance to recondition and repaint in situ finial	item	3		
8	Allowance to protect existing external gutters from damage during works,	item	1		
9	Allowance to recondition and repaint last (in situ)	item	1		
10	Replacing existing spouting and downpipes that cannot be reinstated.	Sum	1		
11	Removal, replacement, repair and reinstatement of timbers as instructed by the engineer	Sum	1		
EL07	Exterior Walls and Finishes				
1	Allowance to create new mouldings to match existing where fire escape door closed in	item	1		
2	Allowance for repairs to external plaster finish as required to match existing	item	1		


 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
3	Exterior painting - Allows for Waterblasting exterior, sanding down soffits, fascia, posts, verandah ceilings, deck, windows doors and frames and preparing and painting all.	item	1		
4	Allowance to for soffit vents at high level for HVAC	Item	1		
5	Scaffolding structure, roof and wrap (have assumed 12 week hire)	item	1		
6	Tredsafe AA121 step nosing to entrance steps	m	10		
7	Removal of redundant exterior fittings and fixtures	Sum	1		
8	Close off opening left by fire door removal with double brick structure to suit existing	m2	2		


 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL08	Windows & Exterior Doors				
1	Replace existing glazing with clear laminated UV rated glazing to all existing windows and doors (stained glass to remain)	m2	66		
2	Repair and refinish double doors to adjacent spaces	Sum	1		
3	Manifestations	Sum	1		
EL09	Stair and Balustrades				
1	New timber stairs and landing between gallery floor and heritage building floor	item	1		
2	Stainless steel balustrade and handrail to last	item	1		
3	Sand, repair and re stain interior stairs and balustrade	item	1		
EL10	Interior Walls				
1	Allowance to remove wallpaper from interior face of exterior walls due to python fixings	m2	304		
2	Replaster interior face of exterior wall as required to remedy consequential damage from works and python fixings	m2	304		
3	Replaster remaining walls as required to remedy consequential damage from strengthening works	m2	50		
5	9 thick villaboard to servants living	m2	13		
6	13 Thick plasterboard to timber duct riser	item	1		

 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
8	Extra value for localised repairs to walls as required not identified within scope	item	1		
9	Allowance to remove temporary protection to heritage arches and features	item	1		
EL11 Interior Doors					
1	Allowance to make good, repair and refurbish interior doors and hardware as required throughout	item	1		
EL12 Floor Finishes					
1	Allowance to protect existing floor finishes as noted on drawings (F02, F03, F04)	m2	231		
2	Install new timber T&G flooring to match existing (F01, F05)	m2	51		
3	Repair and refinish existing existing T&G flooring (F06)	m2	38		
4	Reinstall existing timber decking (F07), sand and re stain	m2	48		
5 6	Supply and install non slip vinyl (F09) Allowance to clean all flooring upon completion	m2	7		
EL13 Wall Finishes					
1	Repaint all interior walls	m2	849		
2	Allowance to repaint all interior doors, frames, architraves and trims	no	19		
3	Removal, repair and reinstatement of existing internal wall surfaces not otherwise defined	Sum	1		
EL14 Ceiling Finishes					
1	16 Thick Fyrelite ceiling lining fixed to engineered plywood diaphragm includes stopping	m2	142		

 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
2	13 Thick Standard plasterboard ceiling lining fixed to engineered plywood Diaphragm, includes stopping	m2	3		
3	Allowance to repair existing lathe and plaster ceiling	m2	142		
4	Carefully repair and renail match lining ceiling and prepare for paint	m2	10		
5	Allowance to Replicate and reinstate small ceiling cove as required	item	1		
6	Allowance to Replicate and Reinstall large ceiling cove as required	item	1		
7	Allowance for localised repairs to existing ceiling cove as required	item	1		
8	Refurbish and reinstate heritage ceiling rose in original position	item	3		
9	Repaint all ceiling surfaces	m2	287		
10	Repaint coving	m	261		
11	R2.8 Ceiling insulation	m2	174		
12	Ceiling access	no	4		
EL15	Fittings & Fixtures				
1	Allowance to refurbish, restore and reinstate heritage range to kitchen	item	1		

 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL16	Sanitary Plumbing				
1	Heritage replica Toilet	no	1		
2	Heritage replica Hand basin	no	1		
3	Heritage replica tapware to above fixtures	Item	1		
4	HWC	no	1		
EL17	Heating and Ventilation Services				
1	Subfloor ducted heat pump air handling unit	no	2		
2	In roof air handling unit	no	2		
3	Vents / Plenums and Grills	sum	1		
4	Allowance for Ducting and in line fans	sum	1		
5	Refrigerant pipework	sum	1		
6	Mechanical Control system and electrical board	sum	1		
7	Allowance for seismic	sum	1		
8	BWIC with HVAC installation	sum	1		
9	Manufacture, supply and installation of HVAC foundation vents	sum	1		
EL18	Fire Services				
1	Active fire Protection - sprinkler system	item	1		
2	Water connection for last	item	1		
3	Fire alarm system	item	1		
5	BWIC fire systems	Sum	1		
6	Extinguishers	item	1		
7	Frame, line and provide access to an external enclosure to fire sprinklers	Sum	1		

 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL19	Electrical Services				
1	Electrical to mechanical	item	1		Incl
2	Power Services, includes for new DB's wiring, GPO's, isolation and reconnection, - (higher allowance due to being a restoration and not a new build	m2	352		
3	Allowance to remove all existing non heritage light fittings, GPOs, security and fire services	item	1		
4	Surface mounted track lighting including circuit	m	107		
5	Pendant light fitting including circuit	no	18		
6	Surface mounted downlight including circuit	no	7		
7	Simple verandah lamp including circuit	no	9		
8	Allowance for emergency and exit lighting and signage	item	1		
9	Allowance to upgrade system to accommodate new demand	item	1		
	Reinstatement of existing removed light fittings	item	1		
EL20	Vertical & Horizontal Transport				
1	Vestner Ascena 340 low rise platform lift	item	1		
EL21	Special Services				
2	Allowance for Data and IT Services		0		
3	Security not listed SOW	Sum	1		
EL22	Drainage				

 FARRELL CONSTRUCTION		Farrell Commercial Construction		Aiganthighe Art Gallery	
Item	Description	Unit	Quantity	Rate	Price
EL23	External Works				
2	Allowance to protect existing landscaping and planting	item	1		
3	Allowance to make good land to building perimeter after works	item	1		
EL24	Sundries				
1	Allowance to take from store and reinstate heritage fixtures removed to undertake works not listed throughout this estimate	Sum	1		
2	Replacement of lost fittings	Sum	1		
3	Removal and make good of redundant interior fixtures and fittings	Sum	1		
EL25	Preliminaries				
1	Preliminaries	%	0		
2	Project Manager	mnth	10		
4	Quantity Surveyor	mnth	10		
5	Site office	mnth	0		
6	Ablutions	mnth	10		
7	Traffic Management	Sum	0		
9	Cranage	day	1		
10	EWP	day	0		
11	Accommodation	mnth	10		
12	Staff allowances	mnth	0		
13	Skips	No	5		



Item	Provisional sums	Unit	Quantity	Rate	Price (NZD, excluding GST)
1.	New lead valley flashings	item	1		
2.	Lead chimney flashings	item	3		
3.	Sand, fill, prep for paint heritage / decorative mouldings, fretwork, corbels, pelmets and the like	item	1		
4.	New timber mouldings, corbels etc as required due to damage, decay and the like	item	1		
5.	Kitchen works	item	1		
6.	Passive fire protection to services	item	1		
7.	Work associated with the water connections and water supplies to the sprinkler system				
8.	Sprinkler valve sets and fire service inlet, including the sprinkler main feed from Waiiti Road				
9.	Work associated with the roof GRC capping	Sum	1		
10.	Connect stormwater to council connection	item	1		
11.	Connect sewer to council connection	item	1		
12.	RPZ to sprinkler feed	item	1		
Total value of the Provisional Sums (NZD, excluding GST)					



AIGANTIGHE ART GALLERY CLARIFICATIONS/TAGS

Commercial

1. Our labour rates are as follow:
 - a. Labour (All) - \$ 65.00/hr
 - b. Foreman - \$ 75.00/m2
 - c. Quantity Surveyor - \$75.00/hr
 - d. Project Manager - \$ 95.00/hr

Site Fencing

1. No allowance for site fencing and assume the current fencing will remain for the project duration.

Groundworks

1. We have assumed clean soil and have no allowance for contaminated soil.
2. We have no allowance for any archaeological finds.

Ceilings

1. We have no allowance to refurbish existing ceiling roses as these were not available to view and were not on the ceilings at the site inspection.

Floor Finishes

1. We have not included carpet runners as noted in the specification 33.3.

Roof – Otago Tile Roofing Limited is a key Subcontractor (for installation)

1. We have allowed to install colour steel valley trays.
2. The free supply of roofing tile by Timaru District Council is to include any delivery and or related costs.
3. We have not included any allowances to replace and or repair roof trusses and assume the existing structure adequate for the new diaphragm and roof tiles.

Painting

1. Our contractor priced painting lumpsum and we have split the pricing 30/70 exterior/internal for the SOQ rates.

Mechanical

1. No seismic design and installation is included.
2. No allowance for condensate pumps.

Electrical

1. No seismic design and installation is included.
2. No allowance for any DATA related works.



3. No allowance for acoustic



Fire

1. No allowance has been made in this proposal for the installation of any other fire protection system including fire hose reels, fire or draft curtains etc.
2. Where we are unable to conceal cables within wall cavities and ceiling spaces, we have allowed using PVC conduit/neat capping only.
3. The panel is supplied in standard form and will be positioned as directed by the New Zealand Fire Service. If a window or other special panel fitting is required, this would be additional to the above quoted price.
4. We have made no allowance for brigade connection fees or line rental costs.

Fire Sprinkler System

1. Due to PE pipe being installed downstream of the type X sprinkler valve set an automatic jockey pump configuration may be needed. The configuration of this will be determined during the commissioning period. We have not allowed for an automatic jockey pump configuration in our offer.
2. We have allowed for a double check backflow preventer and monitored isolation valves in our offer which will be installed adjacent the control valves pending approval from the local council.
3. Our offer requires that the water supply to be provided by the local authority will meet our design requirements.
4. No allowance is made for any work associated with the construction of the fire pump/ sprinkler valve enclosure or the FSI enclosure, or their services. This includes joinery, lighting, heater, power supplies, and drainage.
5. Roof space sprinkler heads to be brass standard response 93 degree spray type. Ceiling level sprinkler heads on the ground floor will be white pendent type with white one piece escutcheon plates. Ceiling level sprinkler heads on the first floor will be white flush concealed type. Note: flush concealed type sprinkler heads cannot be installed in the ground floor ceilings due to the ceilings being fire rated.
6. Subject to AFP AON Fire Protection approval, we have allowed to sprinkler protect all areas of the building to Extra Light Hazard and any storage areas to Ordinary Hazard.
7. Concealed pipe work will be pre-primed and left unpainted. Exposed pipe work will be medium grade galvanised pipe and left unpainted.
8. Within the roof space we have allowed to install two levels of sprinkler protection. One high level to protect the roof space. One low level to provide ceiling level protection to the first floor. This will be run on top of the new roof space plywood flooring.
9. No allowance has been made for frost protection of pipe work. It is a requirement that all areas be maintained above 4 degrees Celsius at all times. This is required for compliance and should this not be possible, addition frost protection measures may be required at an additional cost.

Fire Alarm System

1. We have allowed to disconnect and remove the existing VESDA units and system pipe work for seismic works. We have allowed to re-use the existing VESDA units and power supply.
2. Temporarily relocate the main fire control panel for seismic works. The fire control panel is to be finally relocated to the sprinkler valve cabinet once that has been installed. This is to be FENZ approved.
3. We have allowed to install new pipe work for the VESDA system on ground and level 1.



4. We have allowed to reinstall the VESDA units in the understairs cupboard and the storeroom F01 on the ground floor.
5. We have allowed for initial programming of the VESDA units/systems and a re-visit after a test period to confirm programming of the units/systems.
6. Relocate the main fire control panel to the new sprinkler valve cabinet.
7. Modify the fire control panel and repeater panel engraved index. New main control panel location and engraving will require FENZ approval.
8. We have allowed for all interface with the new sprinkler system.
9. We have allowed for As-Built drawings.
10. Programme, test. Commission and 3rd party inspection Fire.

Extinguishers

1. We have allowed for a total of 3 x 4.5kg Dry Powder Fire Extinguishers which have a rating of 4A:60BE.
2. Extinguishers will be standard wall mounted. Cabinets have not been allowed for.
3. Extinguisher identification signage has been allowed for.

Special Services

1. We have made no allowance for Data and IT Services

Access Control – Allied Alarms Nominated Contractor

1. We have included Access Control as quoted by Allied Alarms.
2. No allowance Data rack in house for security network equipment.
3. No allowance for in ground duct between existing and new data rack locations.
4. No allowance for concrete core drilling.
5. No allowance for passive fire for this trade.
6. No allowance has been made for Timaru District Council building consent application or compliance schedule amending. We understand this will be taken care of internally and included as part of consent work of the house renovation project.
7. As discussed with Allied Alarms, they will work in with the successful tenderer to fashion electronic locks into the heritage building aesthetics but have not made allowance for this aspect of this work. As no details are available, we have not included for works in respect of this trade other than co-ordination of the works.

External Works

1. See fire clarification for RPZ to sprinkler feed for Provisional Sum allowance.

KEY PROJECT

Aigantighe House Gallery Seismic Repairs

Progress report – Issue 8 – June 2024



OVERVIEW

The Aigantighe House Gallery is currently undergoing a seismic upgrade to enable the continued use of the space for an art gallery and allow public access to the building again.

PROJECT UPDATE

- Exterior painting 50% complete
- Interior painting 50% complete
- Roof tile installation 95% complete

Project Risks

- Stress rod installation. Potential failure of procedure requiring a new design approach.



PROJECT TIMELINE

Activity	Key date
Interior and exterior painting complete	19 August 24
Seismic strengthen works complete	2 September 24
Full scaffold removal	19 August 24
Commissioning and defect rectification	23 September 24

Project Sponsors: Beth Stewart, Cara Fitzgerald **Project Manager:** Nicole Timney, Matt Sisson

Project budget
\$3.7m
 Spend to 9 July 2024
\$1,755,774

Farrells budget
\$1.718m
 Invoiced to 9 July 2024
\$1.361m

KEY PROJECT

Aigantighe House Gallery Seismic Repairs

Progress report – Issue 8 – June 2024



OVERVIEW

The Aigantighe House Gallery is currently undergoing a seismic upgrade to enable the continued use of the space for an art gallery and allow public access to the building again.



PROJECT TEAM

Project Sponsors: Beth Stewart, Cara Fitzgerald **Project Manager:** Nicole Timney, Matt Sisson

Project budget
\$3.7m
Spent this financial year to
9 July 2024 \$1,755,774