

KWANTO™

construction cost consultants

Every home is different



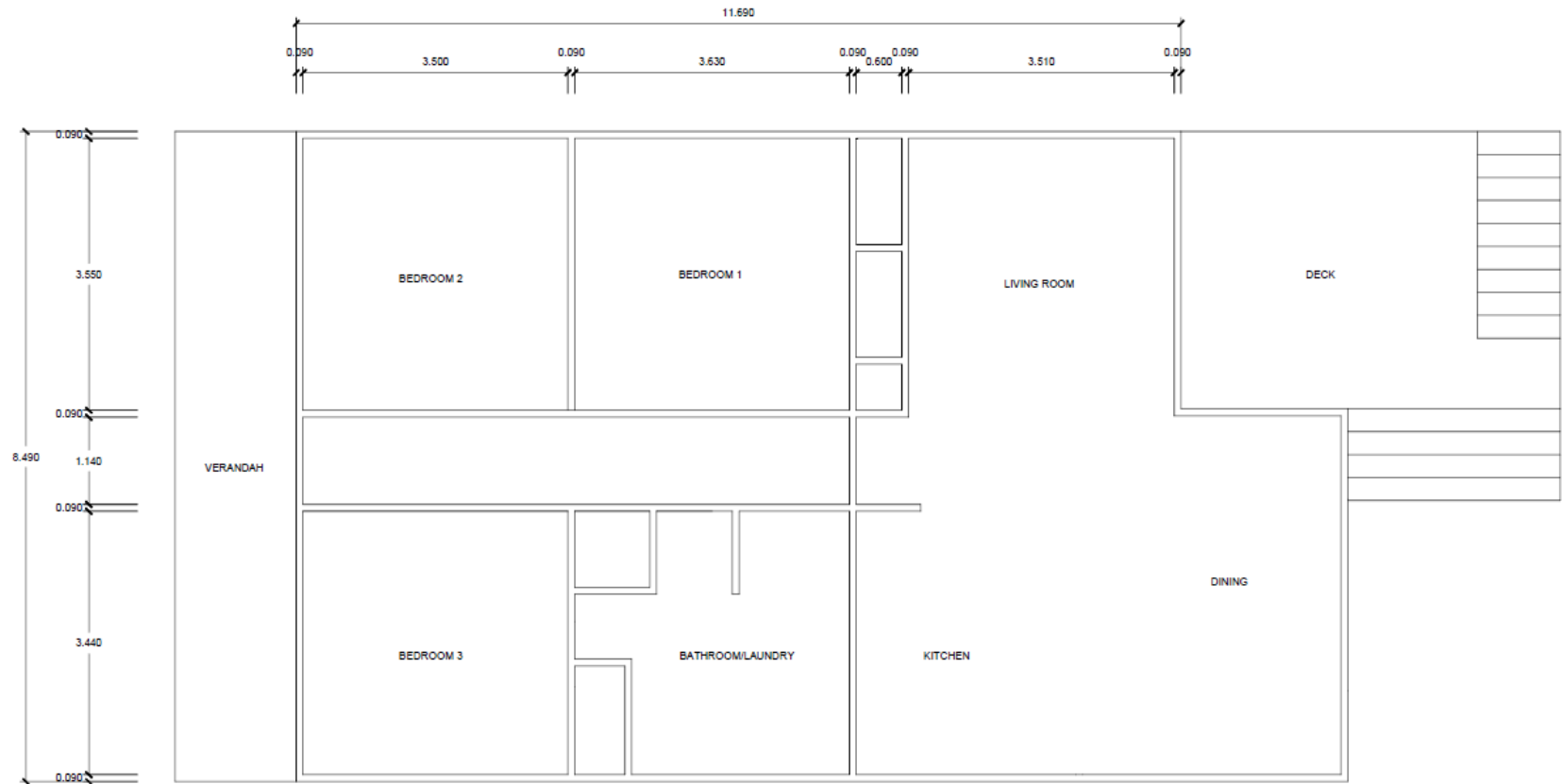


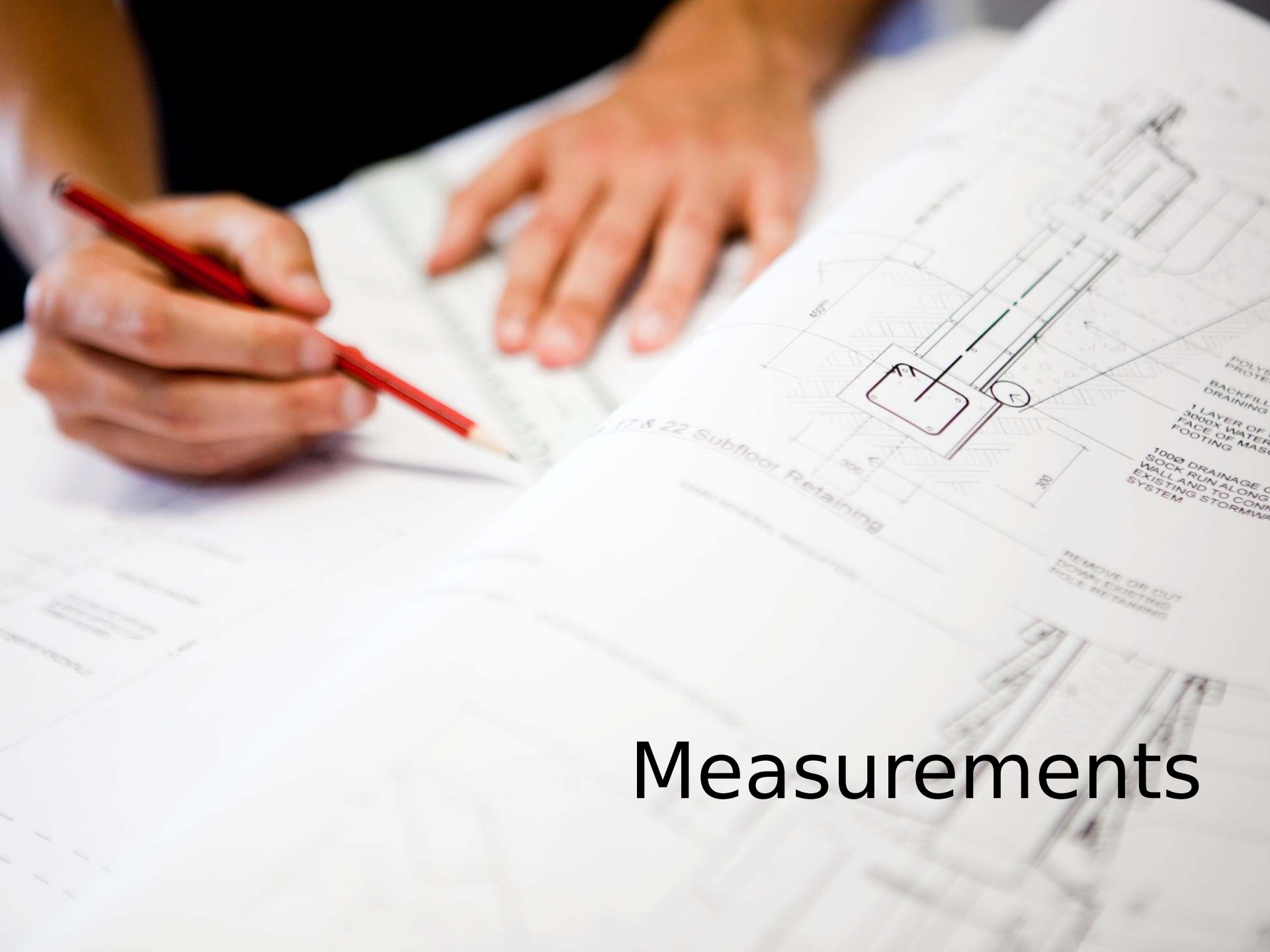
Site measure

Collect data on site

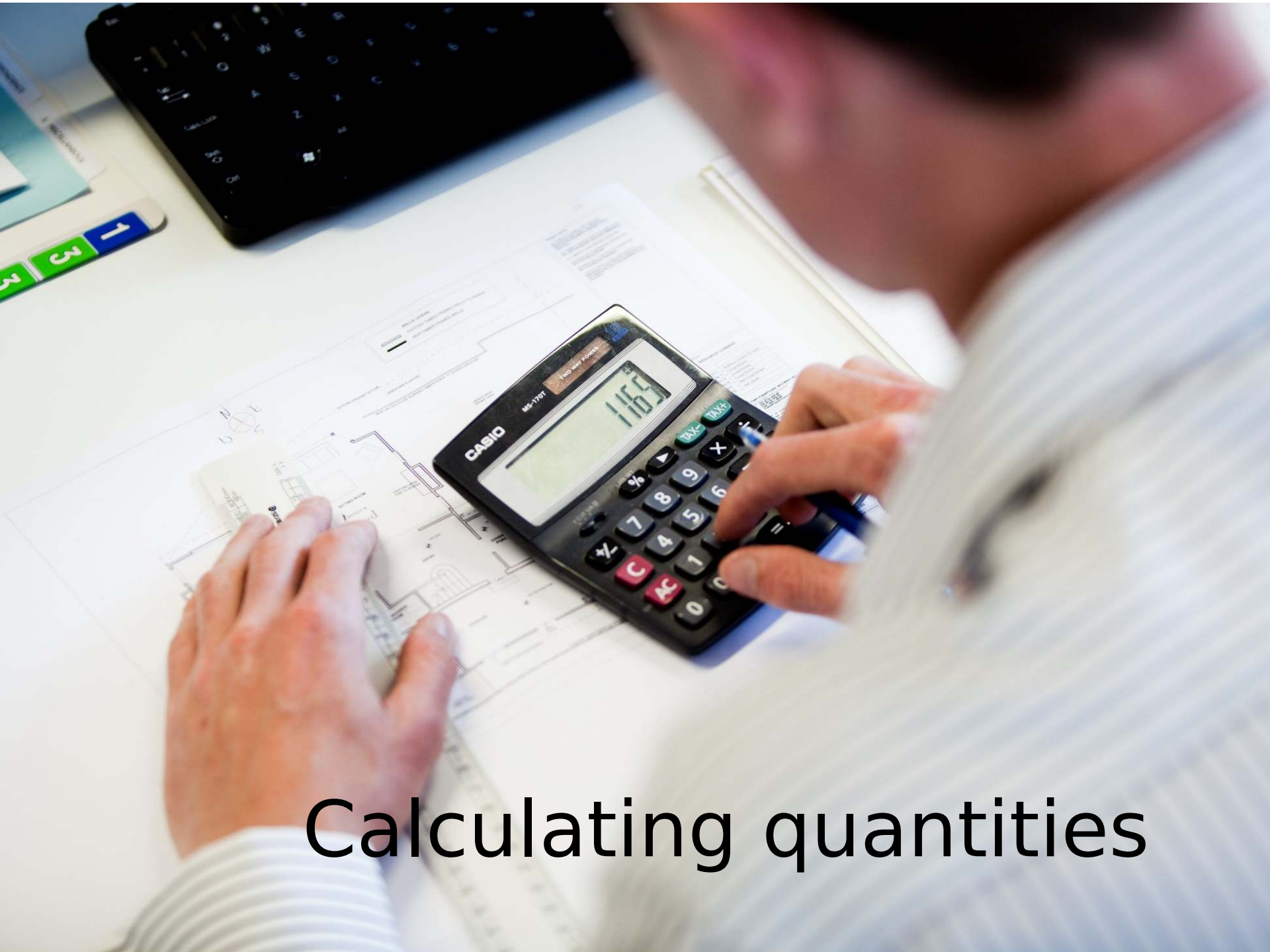
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Layout & dimensions





Measurements



Calculating quantities

Library of rates per region

3.000 EXTERNAL ENVELOPE		AKL	WGTN	BOP	CHCH
3.001 Remove existing gutter and store on site for reuse	m	15.30	16.40	17.70	17.70
3.002 Remove existing gutter and dispose off site	m	15.10	16.20	17.50	17.50
3.003 Remove fascia and store on site for reuse	m	6.60	7.10	7.60	7.60
3.004 Remove fascia and dispose off site	m	5.30	5.70	6.10	6.10
3.005 Remove barge flashing and store for reuse	m	9.80	12.80	12.10	12.90
3.006 Remove barge flashing and dispose off site	m	9.50	11.40	10.60	11.10
3.007 Remove fibre cement cladding to external elevation and dispose off site	m ²	21.20	22.40	21.30	21.30
3.008 Remove stucco cladding system to external elevation, include for cutting cladding into sections and dispose off site	m ²	29.80	31.50	30.30	30.30
3.009 Remove timber weatherboard cladding to external elevation and store on site for reuse	m ²	22.90	24.10	22.80	22.70
3.010 Remove timber weatherboard cladding to external elevation and dispose off site	m ²	22.70	24.00	22.70	22.70
3.011 Remove fibre cement weatherboard cladding to external elevation and dispose off site	m ²	22.70	24.00	22.70	22.70
3.012 Remove polystyrene cladding system to external elevation, include for cutting cladding into sections and dispose off site	m ²	26.00	27.60	26.80	26.80
3.013 Remove fibre cement cladding from columns and dispose off site	m ²	23.32	24.64	23.43	23.43
3.014 Remove stucco cladding from columns and dispose off site	m ²	32.78	34.65	33.33	33.33
3.015 Remove apron flashing and dispose off site	m	9.50	11.40	9.00	9.00
3.016 Remove thermal insulation from wall cavity and safely store the material that is suitable for re-use in dry location	m ²	2.90	3.10	3.40	3.40
3.017 Carefully remove aluminium joinery unit and store safely on site for re-use (less than 1m ²)	No	36.40	38.60	36.90	36.90
3.018 Carefully remove aluminium joinery unit and store safely on site for re-use (1m ² - 2m ²)	No	50.30	53.20	50.40	50.40
3.019 Carefully remove aluminium joinery unit and store safely on site for re-use (2m ² - 3m ²)	No	62.90	66.50	63.10	63.10
3.020 Carefully remove aluminium joinery unit and store safely on site for re-use (3m ² - 4m ²)	No	71.20	75.20	70.20	70.20
3.021 Carefully remove aluminium joinery unit and store safely on site for re-use (4m ² - 5m ²)	No	80.60	85.20	79.50	79.50
3.022 Carefully remove aluminium joinery unit and store safely on site for re-use (5m ² and over)	No	92.70	97.90	91.60	91.60
3.023 Carefully remove timber joinery unit and store safely for re-use (less than 1m ²)	No	71.20	75.20	70.50	70.50
3.024 Carefully remove timber joinery unit and store safely for re-use (1m ² - 2m ²)	No	100.00	105.60	97.90	97.90
3.025 Carefully remove timber joinery unit and store safely for re-use (2m ² - 3m ²)	No	129.40	136.50	125.70	125.70
3.026 Carefully remove timber joinery unit and store safely for re-use (3m ² - 4m ²)	No	143.30	151.10	138.80	138.80
3.027 Carefully remove timber joinery unit and store safely for re-use (4m ² - 5m ²)	No	160.20	168.90	155.00	155.00
3.028 Carefully remove timber joinery unit and store safely for re-use (5m ² and over)	No	179.70	189.60	174.20	174.20
3.029 Carefully remove garage door including side tracks, disconnecting motor and store on site for re-use (based on 4 panels)	No	274.40	288.70	257.90	257.90
3.030 Form 0 - 150mm high concrete nib where cladding to adjacent ground clearance is insufficient, include for alteration of timber framework to suit, formwork, reinforcing rods, epoxy starter bars epoxied into existing concrete work and scabble existing concrete surface to form bond	m	227.40	231.20	225.80	225.30
3.031 Allow to remove decayed timber wall framing and replace with suitably treated timber as identified by the remediation specialist, including safely removing and disposing of the mould/decay affected materials off site (based on x% of wall area) PROVISIONAL	m ²	160.80	165.40	156.00	156.00
3.032 Allow to remove decayed timber column framing and replace with suitably treated timber as identified by the remediation specialist, including safely removing and disposing of the mould/decay affected materials off site (based on x% of column area) PROVISIONAL	m ²	185.60	15.40	14.40	14.40
3.033 Supply and install new concrete plinth to column base	No	66.30	68.40	66.00	66.00

Live library of rates

Ref	Description	Unit	Measured QTY	Base rate vlookup from library	FIXINGS, DELIVERY & WASTE	DELIVERY	Actual MINS	LABOUR constant	LABOUR charge out rate vlookup from library	LABOUR Rate	Extension calculation	AKL		TOTAL	WGTN	BOP
												SUBTOTAL LAB	SUBTOTAL MAT		TOTAL	TOTAL
1.016	Allow to supply and lay plastic floor protection, including edging, to carpet areas, maintain throughout remediation and remove on completion	m²	1.00									0.78	2.70	3.50	3.30	3.30
	<u>Materials</u>												2.70			
	Plastic protective film	m²	205.00	2.17							445.00					
	Tape to edging	m	138.00	0.26							35.70					
	Wastage				15.00%						72.10					
	<u>Labour</u>											0.78				
	Lay plastic	m²	205.00				1.00	0.02	35.00	0.58	119.58					
	Tape plastic to edge with tape	m	138.00				0.50	0.01	35.00	0.29	40.25					
1.017	Allow to supply and lay plastic floor protection to stair area, including bubble wrap to stair handrail, maintain throughout remediation and remove on completion	m²	1.00									2.11	3.51	5.60	5.80	5.90
	<u>Materials</u>												3.51			
	Plastic protective film	m²	5.88	2.17							12.76					
	Bubble w rap	m²	2.00	0.82							1.64					
	Tape to edging	m	13.76	0.26							3.56					
	Wastage				15.00%						2.69					
	<u>Labour</u>											2.11				
	Lay plastic to stairs	m²	5.88				2.00	0.03	28.89	0.96	5.66					
	Tape plastic film to edge with masking tape	m²	2.00				2.00	0.03	28.89	0.96	1.93					
	Allow to w rap handrail with bubble w rap	m²	2.00				5.00	0.08	28.89	2.41	4.82					
1.018	Allow to roll carpet back from edge and protect with plastic or similar, including relaying the carpet on completion	m²	1.00									12.85	2.60	15.50	27.70	13.90
	<u>Materials</u>												2.60			
	Plastic protective film	m²	205.00	2.17							445.00					
	Wastage				20.00%						89.00					
	<u>Labour</u>											12.85				
	Allow to roll carpet back from edge	m²	45.00				10.00	0.17	28.89	4.82	216.71					
	Allow to protect carpet	m²	45.00				10.00	0.17	28.89	4.82	216.71					
	Allow to relay on completion (Floor layer)	m²	205.00					0.00	10.74	0.00	2,201.70					

More detail

- 50x25 RAD H3.1 KD costs \$2.21/m
- PVC vent strip costs \$13.79/m
- 10nails/m². Price nails for 5kg box (60x3.15 hardiflex nails) for \$181.34 per box of 5000/5000 = \$0.036 per nail x 10nails per m² = \$0.36/m².
- Assumed 20% wastage on materials
- \$75 per truck delivery ex-yard
- Approx. 3mins per 20m to unload and stack at labourer rate
- 11mins per m to install cavity battens including vent strip

Reinstatement estimate

Description		Cost (\$)																																																																																																								
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Structural walls	<div>REINSTATEMENT COST ESTIMATE</div> <table><thead><tr><th>CODE</th><th>DESCRIPTION</th><th>QUANTITY</th><th>UNIT</th><th>RATE</th><th>TOTAL</th></tr></thead><tbody><tr><td colspan="6">Substructure</td></tr><tr><td>1</td><td>Excavate strip foundations, fit formwork and supply and install concrete including reinforcing, membrane and free draining backfill</td><td>51.00</td><td>m</td><td>326.00</td><td>16,626.00</td></tr><tr><td>2</td><td>Excavate footing foundations, fit formwork and supply and install 20 series reinforced concrete block with concrete footings including membrane and free draining backfill</td><td>17.00</td><td>m</td><td>482.00</td><td>8,194.00</td></tr><tr><td>3</td><td>Brick veneer cladding to subfloor areas</td><td>154.00</td><td>m²</td><td>170.30</td><td>26,226.20</td></tr><tr><td>4</td><td>Form concrete slab including DPC, 50 mm compacted binding layer and backfill, reinforcing steel and mesh and finish to F5</td><td>33.00</td><td>m²</td><td>174.00</td><td>5,742.00</td></tr><tr><td>5</td><td>125 x 125mm H5 ordinary piles to cast into 400 x 450mm 17.5MPa concrete footing including setting out, excavation, return fill and compaction (450mm minimum depth) PROVISIONAL</td><td>54.00</td><td>no</td><td>200.00</td><td>10,800.00</td></tr><tr><td>6</td><td>Floor framing including 2/150 x 50mm H3.2 bearers and 150 x 50mm joists</td><td>108.00</td><td>m²</td><td>64.20</td><td>6,933.60</td></tr><tr><td>7</td><td>Particle board flooring, including fixings and adhesives</td><td>95.00</td><td>m²</td><td>59.40</td><td>5,643.00</td></tr><tr><td>8</td><td>18mm Ecoply® plywood substrate flooring</td><td>14.00</td><td>m²</td><td>65.70</td><td>919.80</td></tr><tr><td>9</td><td>Greenstuff R1.5 underfloor insulation</td><td>108.00</td><td>m²</td><td>14.20</td><td>1,533.60</td></tr><tr><td colspan="2">Subtotal</td><td colspan="4">TOTAL Substructure</td><td>\$82,618.20</td></tr><tr><td colspan="2">Preliminary and general</td><td colspan="4"></td><td></td></tr><tr><td colspan="2">Contractor's overheads and</td><td colspan="4"></td><td></td></tr><tr><td colspan="2">Contingency</td><td colspan="4"></td><td></td></tr><tr><td colspan="2">Subtotal of repair costs (excluding GST)</td><td colspan="4">812,910.90</td><td></td></tr></tbody></table>					CODE	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	Substructure						1	Excavate strip foundations, fit formwork and supply and install concrete including reinforcing, membrane and free draining backfill	51.00	m	326.00	16,626.00	2	Excavate footing foundations, fit formwork and supply and install 20 series reinforced concrete block with concrete footings including membrane and free draining backfill	17.00	m	482.00	8,194.00	3	Brick veneer cladding to subfloor areas	154.00	m²	170.30	26,226.20	4	Form concrete slab including DPC, 50 mm compacted binding layer and backfill, reinforcing steel and mesh and finish to F5	33.00	m²	174.00	5,742.00	5	125 x 125mm H5 ordinary piles to cast into 400 x 450mm 17.5MPa concrete footing including setting out, excavation, return fill and compaction (450mm minimum depth) PROVISIONAL	54.00	no	200.00	10,800.00	6	Floor framing including 2/150 x 50mm H3.2 bearers and 150 x 50mm joists	108.00	m²	64.20	6,933.60	7	Particle board flooring, including fixings and adhesives	95.00	m²	59.40	5,643.00	8	18mm Ecoply® plywood substrate flooring	14.00	m²	65.70	919.80	9	Greenstuff R1.5 underfloor insulation	108.00	m²	14.20	1,533.60	Subtotal		TOTAL Substructure				\$82,618.20	Preliminary and general							Contractor's overheads and							Contingency							Subtotal of repair costs (excluding GST)		812,910.90				
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Reporting

Name of client: Client

Address: Street, Suburb, City

GFA: 144m² main dwelling & 25m² separate garage

Description of property: Single level house with timber floor structure, timber wall frame, timber vertical and timber weatherboard cladding. Timber and aluminium external joinery and corrugate metal roof cladding. Separate garage with concrete floor slab, metal wall cladding, steel purlins and corrugate metal roof cladding. Interior lined with acoustic plasterboard wall and plywood ceiling.

Upgrade requirements: Modern equivalent materials and methods have been allowed for in lieu of existing.

Age: Original dwelling completion date approximately 1975 and separate garage constructed approximately 1996. Further alterations and upgrades were undertaken (date unknown) and acoustic works to the garage approximately 2012.

Use/occupation: Residential dwelling.

Contour: Gentle.

Subsoil type: Assumed "good ground" bearing (as per NZS 3604).

Other known characteristics: Timber deck, separate acoustic rated garage/studio.

REINSTATEMENT ESTIMATE

A.	Reinstatement cost estimate	
i)	Dwelling as described	599,838.45
ii)	Site and ancillary items	101,388.82
iii)	Indirect costs	91,200.00
	Total reinstatement cost estimate	792,427.27
B.	Inflationary provision	
i)	During the policy period (12 months, say 3%)	27,203.67
ii)	During the lead time (6 months, say 1.5% for period)	13,662.46
iii)	During rebuild (6 months, say 1.5% for period)	13,867.40
	Total inflationary provision	54,733.53

DEMOLITION ESTIMATE

i)	Of the building	20,370.11
ii)	Of site and ancillary items	2,792.17
	Total demolition estimate	23,162.28

Finalise report



Discuss report with client





NZIQS

**NEW ZEALAND
INSTITUTE
OF
QUANTITY
SURVEYORS**

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