Q: Please advise the full scope of work put out to tender, and any additional work, or “extras”, conditions and tags the tenderer has included in the quote.

A:

The scope was to:

- strengthen key elements of the building to 67 per cent of the New Building Standard (NBS), and to improve ductility
- replace the heavy concrete roof tiles with a lighter alternative
- improve and strengthen the roof diagram, which requires complete removal
- strengthen the stiffest cross frames of the building
- install structural steel frames to several elements of the building
- strengthen the bell tower - currently the weakest part of the building.

The tender included:

- Preparatory work on the Bell Tower, including the installation of a covered ladder as required by the Health and Safety at Work Act 2015 (HSW)
- Steel work in the Bell Tower and Nave
- Removal (by demolition) of the current roof and replacement with steel roofing
- Replacing the internal ceiling
- The tender also included the cost of labour, steel and HSW requirements
- Making good any internal damage from installing the steel (ie painting).

The tender request and quote only deals with earthquake strengthening. The strengthening design means that the steel will be visible afterwards. There were no building improvements included in the tender.

The additional costs have come from a number of factors including:

- Demand for construction in the Wellington region, currently outstrip construction supply
    - As a consequence, labour and material costs have increased
- Compliance costs associated with the HSW are being passed onto customers, such as additional safety measures required for the Bell Tower work
- The removal and replacement of the electrical switchboard, which is a Diocesan and insurance requirement
- Possible replacement of the internal roof lining, as it may not withstand the impact of the new roof

Actual costs will be made available at the meeting on 29 October 2017. Below are figures rounded to the nearest $1,000. Presenting the exact amounts provided by the tenderer may impact on our ability to re-tender, if this the direction given to the St Paul’s, Waiwhetu leadership team.

Note there was an error in the figures provide, which are dated in red below:

Initial site preparation $100,000
Scaffolding $100,000
Demolition $15,000
Steel $120,000
Labour $200,000
Roofing only $35,000 ~~and ceiling $80,000~~
New suspended (internal) ceiling $50,000
Contingency $40,000
Miscellaneous $30,000
Make good $20,000

Total $710,000