

McBride Construction - Quote

Site Address:	32 Nicholls Street	Contractor	MCBRIDE CONSTRUCTION LTD
Homeowner:	Anne & Nick Cottam	Project Manager:	Thomas Johnston
Supervisor:		Contact Number:	021 844 276
Date:	25th March 2021	Total Price (Incl. GST)	\$357,949.66

Rooms	Description of Work/s	Quantity	Unit	\$ Rate	Contractors Quote	Room Total
Exterior North						
Cladding	Sand, gap and paint weatherboards	35.36	m2	53.00	1874.08	
	Remove, dispose and replace brick cladding (by entry) - Cladding TBC	6.00	m2	220.00	1320.00	
	Remove, dispose and replace brick column wall - Design TBC	1.00	item	3000.00	3000.00	
	Plaster to top of column wall - Detail TBC	1.00	item	600.00	600.00	
Door	Sand, gap and paint front door & side lights	1.00	item	600.00	600.00	
Window	Sand, gap and paint window W11 sill and surround	1.00	item	250.00	250.00	
	Sand, gap and paint window W9 (2400x1000)	1.00	each	350.00	350.00	
	Sand, gap and paint window W10 (1900x1400)	1.00	each	300.00	300.00	
	Sand, gap and paint window W12 (950x700)	1.00	each	250.00	250.00	
Wall	Prop up Roof structure	1.00	item	500.00	500.00	
Downpipe	Remove and reinstate	1.00	each	90.00	90.00	
Path	Remove, dispose and replace exposed aggregate concrete path	12.80	m2	150.00	1920.00	
						11054.08
Exterior East						
Cladding	Remove, dispose and replace weatherboards	85.00	m	38.00	3230.00	
	Sand, gap and paint weatherboards	23.49	m2	53.00	1244.97	
	Remove, dispose and replace corner box and scribes	22.00	m	45.00	990.00	
Windows	Sand, gap and paint window W8 (1000x700)	1.00	each	300.00	300.00	
Fence	Remove, reinstate timber fence and paint	1.00	item	600.00	600.00	
Paths	Remove, dispose and replace concrete paths	28.60	m2	155.00	4433.00	
Pavers	Remove, dispose and replace pavers	20.68	m2	120.00	2481.60	
Planters	Remove, dispose and replace planters - Design TBC	1.00	item	880.00	880.00	
Gas	Remove and reinstate gas bottles and awning	1.00	item	300.00	300.00	
	Remove, and reinstate Gas HW box	1.00	item	400.00	400.00	
Patio	Break out concrete patio, remove and dispose of concrete, excavate, form, reinforce and pour new concrete patio (4700x4400) -					
	Labour 3 days 3 carpenters	81.00	hours	50.00	4050.00	
	Materials (formwork, reinforcing, concrete, tipping fees, cartage fees)	1.00	item	2750.00	2750.00	
						21659.57
Exterior South						
Cladding	Remove, dispose and replace weatherboards (5x 12m lengths) (23x 4m)	112.00	m	38.00	4256.00	
	Sand, gap and paint weatherboards	43.74	m2	53.00	2318.22	
	Remove, dispose and replace corners and scribes	28.00	m	45.00	1260.00	
Downpipes	Remove and reinstate	1.00	each	90.00	90.00	
Chimney	Remove and dispose chimney and base	1.00	item	1700.00	1700.00	
	Framing adjustments for new weatherboard cladding	1.00	item	500.00	500.00	

Windows	Remove, dispose and replace window W1 (900x600)	1.00	item	1500.00	1500.00	
	Sand, gap and paint window W2 (1400x1850)	1.00	each	300.00	300.00	
	Repair window W2	1.00	item	300.00	300.00	
	Glass repair W2	1.00	item	150.00	150.00	
	Sand, gap and paint window W3 (1700x1000)	1.00	each	300.00	300.00	
	Sand, gap and paint window W5 (1300x800)	1.00	each	300.00	300.00	
	Sand, gap and paint window W6 (750x550)	1.00	each	250.00	250.00	
	Note: Windows to be checked after levelling					
						13224.22
Exterior West						
Cladding	Sand, gap and paint weatherboards	23.49	m2	53.00	1244.97	
Door (Ext)	Sand gap and paint door/window	1.00	item	400.00	400.00	
Downpipes	Remove and reinstate	1.00	each	90.00	90.00	
Deck	Remove, dispose and replace pine deck	17.94	m2	285.00	5112.90	
	Remove, dispose and replace deck seat	1.00	item	950.00	950.00	
Fibre	Remove and reinstate fibre box	1.00	item	225.00	225.00	
Path	Remove, dispose and replace exposed aggregate concrete path	12.00	m2	150.00	1800.00	
						9822.87
Exterior (All)						
Windows	Note: To be checked after levelling - some in poor condition					
Soffit	Gap and paint soffits & exposed rafters	32.40	m2	38.00	1231.20	
Gable	Note: Gable shingles & Fascia to be checked after levelling					
						1231.20
Foundation						
Foundation	Solid plaster	24.90	m2	132.50	3299.25	
	Paint foundation	24.90	m2	45.00	1120.50	
Levelling	Foundation re-levelling as per Smart lift Quote	1.00	quote	61200.00	61200.00	
Joists	Remove packing to joists in Laundry/Entrance area (TBC)	1.00	item	975.00	975.00	
						66594.75
Lounge (4075x8590x2700)						
Floor	Remove and relay carpet	35.00	m2	24.00	840.00	
	Remove, dispose and replace T&G flooring	20.00	m2	251.00	5020.00	
	Supply and install blocking	19.80	m	22.00	435.60	
Skirting	Remove, dispose and replace skirting	22.18	m	20.00	443.60	
	Paint skirting	22.18	m	15.00	332.70	
Walls	Fibre fuse, skim, seal and paint lath and plaster (Timber panelling areas have been removed from m2 area)	61.09	m2	105.00	6414.45	
	Gap and paint wall panelling	7.30	m2	45.00	328.50	
Doors (Int)	Sand, gap and paint door architraves (lounge to hallway)	4.90	m	16.00	78.40	
	Ease and adjust door	1.00	each	100.00	100.00	
	Sand, gap and paint door	1.00	each	148.75	148.75	
Doors (Ext)	Sand, gap and paint door architraves (external to deck)	6.40	m	16.00	102.40	
	Sand, gap and paint doors	2.00	each	148.75	297.50	
	Sand, gap and paint door side light windows (small)	2.00	each	200.00	400.00	
Windows	Sand, gap and paint W1 (900x600) small	1.00	each	200.00	200.00	

	Sand, gap and paint W2 (1400x1850) Large	1.00	each	300.00	300.00	
	Ease and adjust opening window	1.00	each	80.00	80.00	
	Sand, gap and paint window architraves (W1 and W2)	9.50	m	16.00	152.00	
Fire	Remove, dispose and replace log burner	1.00	item	6500.00	6500.00	
	Remove, dispose and replace tiled hearth	3.00	m2	250.00	750.00	
	Remove, dispose and replace trim	9.00	m	20.00	180.00	
	Paint trim	9.00	m	15.00	135.00	
Ceiling	Fibre fuse, skim, seal and paint lath and plaster	35.00	m2	105.00	3675.00	
	Gap and paint beam	4.08	m	16.00	65.28	
	Gap and paint decorative coving	25.33	m	16.00	405.28	
						27384.46
Kitchen (4085x3005x2400)						
Asbestos	Remove and dispose asbestos vinyl - see services					
Floor	Supply and install new vinyl and underlay	12.30	m2	129.00	1586.70	
	Remove, dispose and replace T&G flooring with H3.2 Ply	12.30	m2	120.00	1476.00	
	Supply and install blocking	22.00	m	22.00	484.00	
Skirting	Remove, dispose and replace skirting and varnish	4.00	m	35.00	140.00	
Walls	Rescrew gib	1.00	item	680.00	680.00	
	Seal, rake out, skim, seal and paint	34.08	m2	65.00	2215.20	
Doors (Int)	Sand, gap and varnish door architraves (kitchen to hallway)	4.90	m	16.00	78.40	
	Note: No doors (kitchen/hallway) and (kitchen/entrance)					
Windows	Sand, gap and paint W3 (1300x1000) medium	1.00	each	250.00	250.00	
	Sand, gap and varnish W4 (700x100) small	1.00	each	200.00	200.00	
	Ease and adjust opening window	3.00	each	80.00	240.00	
	Sand, gap and paint/varnish window architraves (W3 and W4)	8.00	m	16.00	128.00	
Kitchen	Remove and dispose kitchen	1.00	item	900.00	900.00	
	Supply and install new kitchen like for like as per Not Just Kitchens Quote	1.00	quote	13968.00	13968.00	
	Remove, dispose and replace extractor fan (psum \$285 fan supply)	1.00	item	525.00	525.00	
Ceiling	Gap and paint ceiling tiles	12.30	m2	35.00	430.50	
	Gap and paint coving	14.20	m	16.00	227.20	
						23529.00
Laundry (1700x3045x2100)						
Asbestos	Note: Recommend having another test carried out on this vinyl as it is the same piece as the entrance which was positive.					
Floor	Supply and install new vinyl and underlay	5.12	m2	129.00	660.48	
	Remove and dispose T&G flooring and replace with plywood flooring	5.12	m2	120.00	614.40	
	Supply and install blocking	9.50	m	22.00	209.00	
Skirting	Remove, dispose and replace skirting and paint	6.60	m	35.00	231.00	
Walls	Rake out, plaster and paint	19.95	m2	32.90	656.36	
	Pigment seal	19.95	m2	9.00	179.55	
Doors (Int)	Remove, dispose and replace door architraves and paint (laundry/entrance)	4.90	m	35.00	171.50	
	Ease and adjust door	1.00	each	100.00	100.00	
	Sand, gap and paint door	1.00	each	148.75	148.75	
Windows	Sand, gap and paint W5 (1300x800) medium	1.00	each	250.00	250.00	
	Sand, gap and paint W6 (750x550) small	1.00	each	200.00	200.00	
	Ease and adjust opening window	3.00	each	80.00	240.00	
	Sand, gap and paint window architraves (W5 and W6)	6.80	m	16.00	108.80	

Joinery	Remove and reinstate laundry bench and cupboards	1.00	item	1000.00	1000.00	
Toilet	Remove and reinstate toilet	1.00	item	180.00	180.00	
Ceiling	Rake out, plaster and paint	5.12	m2	36.40	186.37	
						5136.20
Coat Room						
Asbestos	Remove and dispose vinyl - see services					
Floor	Remove, dispose and replace vinyl planking and un underlay (2 layers of flooring)	4.27	m2	129.00	550.83	
	Remove, dispose and replace T&G flooring with H3.2 Ply flooring	4.27	m2	120.00	512.40	
	Supply and install blocking	8.90	m	22.00	195.80	
Skirting	Remove, dispose and replace skirting and paint	6.20	m	35.00	217.00	
Walls	Rake out, plaster and paint	18.69	m2	32.90	614.90	
Doors (Int)	Remove, dispose and replace door architraves and paint (entrance/laund	4.90	m	35.00	171.50	
Doors (Ext)	Remove, dispose and replace door architraves (entrance/exterior)	5.60	m	25.00	140.00	
	Ease and adjust	2.00	item	90.00	180.00	
	Sand, gap and paint doors	2.00	each	148.75	297.50	
Windows	Remove and refit timber window and varnish	1.00	item	800.00	800.00	
	Sand, gap and varnish window architraves (W7)	7.80	m	16.00	124.80	
Ceiling	Rake out, plaster and paint	4.27	m2	36.40	155.43	
						3960.16
Bathroom (1700x1995x2400)						
	Note: Floor, walls, ceiling and joinery is not predicted to be affected by levelling work.					
	Note: To be checked after levelling					
						0.00
Bedroom 3 (2910x3050x2700)						
Floor	Note: Carpet already removed. No allowance made for this area.					
Skirting	Remove, dispose and replace skirting	10.02	m	20.00	200.40	
	Paint skirting	10.02	m	15.00	150.30	
Walls	Rake out, plaster and paint	32.18	m2	32.90	1058.72	
Doors (Int)	Sand, gap and paint door architraves (bedroom3/hallway)	4.90	m	16.00	78.40	
	Ease and adjust door	1.00	each	100.00	100.00	
	Sand, gap and paint door	1.00	each	148.75	148.75	
Windows	Sand, gap and paint W9 (2400x1000) large	1.00	each	350.00	350.00	
	Ease and adjust opening window	3.00	each	80.00	240.00	
Cupboard	Sand, gap and paint cupboard frame	1.00	item	250.00	250.00	
	Sand, gap and paint cupboard doors	4.00	each	50.00	200.00	
	Ease and adjust cupboard doors	4.00	each	50.00	200.00	
Ceiling	Rake out, plaster and paint	8.88	m2	36.40	323.23	
						3299.80
Bedroom 2 (3570x3080x2700)						
Floor	Remove and relay carpet	11.00	m2	24.00	264.00	
	Remove and dispose T&G flooring	11.00	m2	251.00	2761.00	
	Blocking for new flooring	14.97	m	22.00	329.34	
Skirting	Remove, dispose and replace skirting	10.90	m	20.00	218.00	

	Paint skirting	10.90	m	15.00	163.50	
Walls	Rake out, plaster and paint	35.91	m2	32.90	1181.44	
Doors (Int)	Sand, gap and paint door architraves (bedroom2/hallway)	4.90	m	16.00	78.40	
	Ease and adjust door	1.00	each	100.00	100.00	
	Sand, gap and paint door	1.00	each	148.75	148.75	
Windows	Sand, gap and paint W10 (1900x1400) medium	1.00	each	300.00	300.00	
	Ease and adjust opening window	3.00	each	80.00	240.00	
Cupboard	Sand, gap and paint cupboard frame	1.00	item	200.00	200.00	
	Sand, gap and paint cupboard doors	4.00	each	50.00	200.00	
	Ease and adjust cupboard doors	4.00	each	50.00	200.00	
Ceiling	Rake out, plaster and paint	11.00	m2	36.40	400.40	
						6784.83
Bedroom 1 (4090x4220x2700)						
Floor	Remove, dispose, repalce carpet	17.26	m2	95.00	1639.70	
	Remove and dispose T&G flooring	5.66	m2	251.00	1420.66	
	Blocking for new flooring	14.40	m	22.00	316.80	
Skirting	Sand, gap and paint skirting	14.22	m	16.00	227.52	
Walls	Rake, plaster paint	44.87	m2	32.90	1476.22	
Doors (Int)	Sand, gap and paint door architraves (bedroom1/hallway)	4.90	m	16.00	78.40	
	Ease and adjust door	1.00	each	100.00	100.00	
	Sand, gap and paint door	1.00	each	148.75	148.75	
Windows	Note: Should not be affected from the levelling. - To be checked after levelling					
Cupboard	Sand, gap and paint cupboard	1.00	item	800.00	800.00	
Ceiling	Fibre fuse, skim, seal and paint lath and plaster	17.26	m2	105.00	1812.30	
						8020.35
Hallway						
Skirting	Sand, gap and paint skirting	16.04	m	16.00	256.64	
Walls	Fibre fuse, skim, seal and paint lath and plaster (Timber panelling areas have been removed from m2 area)	55.32	m2	105.00	5808.60	
	Gap and paint wall panelling	5.00	m2	45.00	225.00	
Doors (Int)	Sand, gap and paint door architraves	34.30	m	25.00	857.50	
Cupboard	Ease and adjust cupboard doors	2.00	each	50.00	100.00	
Ceiling	Fibre fuse, skim, seal and paint lath and plaster	10.48	m2	105.00	1100.40	
						8348.14
Entry (2630x2630x2100)						
Walls	Gap and paint	22.09	m2	35.00	773.15	
Ceiling	Gap and paint	6.92	m2	35.00	242.20	
						1015.35
Garage						
Slab	Grind out and epoxy repair cracking to slab	1.00	psum	1500.00	1500.00	
	Crack repiar by drilling into crack, injecting MC-injekt 1264 and aluminium packers	1.00	psum	2000.00	2000.00	
	Note: Alternative method of cutting out and replaceing sections of cracked slab					

	Epoxy paint garage slab	45.90	m2	48.50	2226.15	
Divider	Reinstate dividers bottom plate with GIB handibrac and M12 bolt	1.00	item	500.00	500.00	
Doors	Adjustments to garage doors and garage door framing and roof framing above as per Cook Costello Report	1.00	item	1000.00	1000.00	
						7226.15
Fees						
Engineering	Filenote, PS4 Sign off	1.00	item	1500.00	1500.00	
	Construction Monitoring	5.00	visits	350.00	1750.00	
Council	Consent inspection fees & Site variations, CoC application - TBC	1.00	item	1500.00	1500.00	
						4750.00
Services						
Electrical	Disconnection/reconnection	1.00	item	3000.00	3000.00	
Plumber	Disconnection/reconnection	1.00	item	3000.00	3000.00	
Drainage	Drainage repairs as per GN Brewers quote	1.00	quote	18976.00	18976.00	
	Note: Consequential from drainage work allowed for in GN Brewers quote				0.00	
Scaffold	Paint access to gables ends	1.00	item	4000.00	4000.00	
Asbestos	Asbestos removal as per AP Solutions Quote	1.00	quote	4370.37	4370.37	
Curtains	Remove and reinstate curtain tracks	1.00	item	350.00	350.00	
HRV	Remove and reinstate HRV system	1.00	item	450.00	450.00	
Toilet	Toilet Delivery	1.00	item	86.00	86.00	
	Toilet Pick-up	1.00	item	86.00	86.00	
	Weekly charge	20.00	weeks	32.50	650.00	
	Monthly service	5.00	months	43.00	215.00	
Fence	11 panels @\$9.98 per panel per month	3.00	months	109.78	329.34	
Protection	Floor Protection	1.00	item	400.00	400.00	
	Kitchen Protection	1.00	item	350.00	350.00	
Other	Site remediation due to caused by leveling work	1.00	item	2500.00	2500.00	
Services	Services Locator	1.00	item	200.00	200.00	
						38962.71
P&Gs						
Office	Project Management (20 weeks)	1.00	item	20960.31	20960.31	
	Office Administration					
	Health and Safety					
Clean	Builders Clean					
	Commercial Clean					
						20960.31
Margin						
Margin	10% Margin	1.00	item	28296.42	28296.42	
						28296.42
					Subtotal (excl.GST)	\$311,260.57
					Add 15% GST	\$46,689.09
					Total (Incl.GST)	\$357,949.66

Site Address:	32 Nicholls Street	Contractor	MCBRIDE CONSTRUCTION LTD
Homeowner:	Anne & Nick Cottam	Address:	68 Orbell Street
	Ph:		Sydenham
	Email:		Christchurch
EQC:			
Advocate/Broker:		Project Manager:	TBD
		Contact Number:	
Scoped by:			
Priced by:	Harry Carter	Job type:	OnSold
Date Issued:	Thursday, 24 June 2021	Quote Total (incl.GST)	\$ 10,117.80

Please note: Our quote is only valid for 90 days from the date issued. All prices after this point may be subject to change.

Rooms	Description of Work/s	Quantity	Unit	\$ Rate	Contractors Quote	Room Total
Fire Base Removal						
Flooring	Remove, dispose Rimu T&G flooring and replace with ply H3.2	5.76	m2	125.00	720.00	
Flooring	Supply and install blocking	14.40	m	22.00	316.80	
Fire Base	Removal and disposal of fire base as per Smartlift pricing	1.00	item	1800.00	1800.00	
Fire Base	Supply and install 3x piles as per Smartlift Pricing	1.00	item	1200.00	1200.00	
Fire Base	Supply and install new bearers (2.6m) as per Smartlift pricing	1.00	item	402.50	402.50	
Fire Base	Engineering inspection	1.00	item	360.00	360.00	
Floor Joists	Supply and install new floor joists @ 600crs	45.10	m	40.00	1804.00	
Floor Joists	Supply and install additional blocking between joists	32.10	m	25.00	802.50	
						\$ 7,405.80
P&G's - 8% of total						
Office	Project Management	1	item	592.464	592.464	
	Office Administration					
	Health and Safety					
Clean	Builders Clean					
	Commercial Clean					
						\$ 592.46
Margin						
Margin	Contractor Margin 10%	1	margin	799.8264	799.8264	
						\$ 799.83

Subtotal (excluding GST)	\$ 8,798.09
GST 15%	\$ 1,319.71
Total (including GST)	\$ 10,117.80

Homeowner acceptance of variation

Name:

Date:

Signature:

Name:

Date: _____

Signature: _____

Site Address:	32 Nicholls Street	Contractor	MCBRIDE CONSTRUCTION LTD
Homeowner:	Anne Wilkins	Address:	68 Orbell Street
	Ph:		Sydenham
	Email:		Christchurch
EQC:	Simon Grigg		
Advocate/Broker:	N/A	Project Manager:	Thomas Johnston
		Contact Number:	021 844 276
Scoped by:	Harry Carter		
Priced by:	Harry Carter	Job type:	OnSold
Date Issued:	24th June 2021	Variation Total (incl.GST)	\$ 8,642.70

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Rooms	Description of Work/s	Quantity	Unit	\$ Rate	Contractors Quote	Room Total
Bathroom						
Protection	Protection of floor coverings and bathtub	1.00	item	200.00	200.00	
Tiles	Remove, dispose and replace damaged wall tiles	5.99	m2	280.00	1677.20	
Tiles	Waterproofing	1.00	item	700.00	700.00	
WallLinings	Remove, dispose, supply, install aqualine, stop and paint	10.61	m2	85.00	901.85	
WallCoverings	Rake out, plaster and paint	10.61	m2	36.40	386.20	
WallCoverings	Pigment Seal	21.22	m2	9.00	190.98	
CeilingCoverings	Rake out, plaster and paint	3.20	m2	36.40	116.48	
CeilingCoverings	Pigment Seal	3.20	m2	9.00	28.80	
Towel Rail	Remove and reinstate towel rail	1.00	item	100.00	100.00	
Vanity	Remove and reinstate vanity	1.00	item	300.00	300.00	
Doors	Sand, gap and paint door	1	item	148.75	148.75	
Doors	Sand, gap and paint door frame	5	m	16	80	
Doors	Sand, gap and paint architraves	5	m	16	80	
Windows	Sand, gap and paint window	1	item	250	250	
Windows	Sand, gap and paint architraves	2.7	m	16	43.2	
Skirting	Sand, gap and paint skirting	3.6	m	16	57.6	
Electrical	Electrical disconnection & reconnection	1	item	450	450	
Plumbing	Disconnection/capping off and reconnection	1	item	500	500	
						\$ 6,211.06
P&G's & Overheads						
Office	Project Management	1.00	item	621.11	621.11	
	Office Administration					
	Health and Safety					
Clean	Builders Clean					
	Commercial Clean					
						\$ 621.11
Margin						
Margin	Contractor Margin 10%	1.00	margin	683.22	683.22	
						\$ 683.22

Homeowner acceptance of variation

Name:

\$ 7,515.39

\$ 1,127.31

Date:

\$ 8,642.70

Signature:

Name:

Date:

Signature:

Site Address:	32 Nicholls Street	Contractor	MCBRIDE CONSTRUCTION LTD
Homeowner:	Anne & Nick Cottam	Address:	68 Orbell Street
	Ph:		Sydenham
	Email:		Christchurch
EQC:			
Advocate/Broker:		Project Manager:	Thomas Johnston
		Contact Number:	
Scoped by:	Thomas Johnston		
Priced by:	Blair Jones	Job type:	OnSold
Date Issued:	Monday, 12 July 2021	Quote Total (incl.GST)	\$ 53,863.51

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Rooms	Description of Work/s	Quantity	Unit	\$ Rate	Contractors Quote	Room Total
Exterior North						
Cladding	Sand, gap and paint weatherboards	-35.36	m2	53.00	-1874.08	
	Chemical strip, wash, 2 oil UC, fill, gap and 2 top coats	35.36	m2	132.00	4667.52	
Framing	Building paper	35.36	m2	14.00	495.04	
Windows	Remove, dispose and replace opening window sash					
	Labour - remove and install	12.00	hours	60.00	720.00	
	Disposal	0.20	skip	300.00	60.00	
	Supply of window as per Lichfield Joinery Quote	1.00	quote		0.00	
	Flashings	1.00	item	165.50	165.50	
						\$ 4,233.98
Exterior East						
Cladding	Remove, dispose and replace weatherboards	15.00	m	38.00	570.00	
	Strapping to straighten studs for weatherboards	45.00	m	22.00	990.00	
	Remove, dispose and replace facing scribbers around new windows	1.00	item	350.00	350.00	
Framing	Remove, dispose and replace bottom plate	6.80	m	85.00	578.00	
	Supply and install blocking for weatherboard replacement	13.60	m	25.00	340.00	
	Stud straightening	8.00	hours	60.00	480.00	
	Building paper	23.49	m2	14.00	328.86	
French Doors	Remove, reift and ease french doors and frame	18.00	hours	60.00	1080.00	
	Sand, gap and paint french doors	1.00	item	450.00	450.00	
Windows	Sand, gap and paint large window	1.00	each	300.00	300.00	
Flashings	Flashings for door and window refit	1.00	item	325.50	325.50	
						\$ 5,792.36
Exterior South						
Cladding	Remove, dispose and replace weatherboards	291.00	m	38.00	11058.00	
	Strapping to straighten studs for weatherboards	105.00	m	22.00	2310.00	
Framing	Remove, dispose and replace bottom plate	15.50	m	85.00	1317.50	
	Supply and install blocking for weatherboard replacement	31.00	m	25.00	775.00	
	Stud straightening	8.00	hours	60.00	480.00	
	Building paper	43.74	m2	14.00	612.36	

French Doors	Remove, reift and ease french doors	5.00	hours	60.00	300.00	
	Sand, gap and paint french doors	1.00	item	450.00	450.00	
Windows	Repair window W2	-1.00	item	300.00	-300.00	
	Glass repair W2	-1.00	item	150.00	-150.00	
	Remove, dispose and replace windows (x3)					
	Labour - remove and install	36.00	hours	60.00	2160.00	
	Disposal	0.60	skip	300.00	180.00	
	Remove, dispose and replace window W1 (900x600)	-1.00	item	1500.00	-1500.00	
	Supply of window as per Lichfield Joinery Quote	1.00	quote			
	Supply of window as per Lichfield Joinery Quote	1.00	quote			
	Supply of window as per Lichfield Joinery Quote	1.00	quote			
	Flashings	1.00	item	425.00	425.00	
	Repair rotten elements to window					
	Materials	1.00	item	250.00	250.00	
	Labour	9.00	hours	60.00	540.00	
						\$ 18,907.86
Exterior West						
Cladding	Sand, gap and paint weatherboards	-23.49	m2	53.00	-1244.97	
	Chemical strip, wash, 2 oil UC, fill, gap and 2 top coats	23.49	m2	132.00	3100.68	
						\$ 1,855.71
Entry						
Floor	Remove, dispose and replace floor tiles (PSUM \$65/m2)	6.92	m2	250.00	1729.23	
Ceiling	Gap and paint ceiling	-6.92	m2	35.00	-242.20	
	Remove, dispose and replace plasterboard, stop and paint	6.92	m2	70.00	484.40	
Cladding	Remove, dispose and replace rotten weatherboards and facings internally	1.00	sum	800.00	800.00	
Roof	Leaking roof above (possible replacement) To be inspected					
						\$ 2,771.43
Windows						
Windows	As per Lichfield Joinery quote (Single Glazed)	1.00	quote	3355.00	3355.00	
	Hardware	1.00	item	350.00	350.00	
	Glazing	1.00	item	1200.00	1200.00	
						\$ 4,905.00
Services						
Asbestos	Asbestos removal as per AP Solutions Quote	-1.00	quote	4370.37	-4370.37	
	Asbestos removal as per AP Solutions Quote	1.00	quote	5264.82	5264.82	
Watermain	Adjustments to watermain due to releveing and recladding works	1.00	item	65.00	65.00	
						\$ 959.45
P&G's - 8% of total						
Office	Project Management	1	item	3154.06	3154.06	
	Office Administration					
	Health and Safety					
Clean	Builders Clean					
	Commercial Clean					
						\$ 3,154.06
Margin						
Margin	Contractor Margin 10%	1	margin	4257.98	4257.98	
						\$ 4,257.98

Homeowner acceptance of variation

Name: _____
Date: _____
Signature: _____

	\$	53,895.73
	\$	8,084.36
	\$	61,980.09

Name: _____
Date: _____
Signature: _____

Site Address:	32 Nicholls Street	Contractor	MCBRIDE CONSTRUCTION LTD
Homeowner:	Anne & Nick Cottam	Address:	68 Orbell Street
	Ph:		Sydenham
	Email:		Christchurch
EQC:	Megan Pitt		
		Project Manager:	Thomas Johnston
		Contact Number:	
Scoped by:	Thomas Johnston		
Priced by:	Blair Jones	Job type:	OnSold
Date Issued:	Thursday, 28 October 2021	Quote Total (incl.GST)	\$ 992.00

Rooms	Description of Work/s	Quantity	Unit	\$ Rate	Contractors Quote	Room Total
Exterior All						
Path	Remove, dispose and replace concrete paths as per Austin Contracting quote	1.00	quote	8879.10	8879.10	
						\$ 8,879.10
Exterior North						
Path	Remove, dispose and replace exposed aggregate concrete path	-12.80	m2	150.00	-1920.00	
						-\$ 1,920.00
Exterior East						
Path	Remove, dispose and replace concrete paths	-28.60	m2	155.00	-4433.00	
						-\$ 4,433.00
Exterior West						
Path	Remove, dispose and replace exposed aggregate concrete path	-12.00	m2	150.00	-1800.00	
						-\$ 1,800.00
P&G's - 8% of total						
Office	Project Management, Office Administration and Health & Safety	1	item	58.09	58.09	
						\$ 58.09
Margin						
Margin	Contractor Margin 10%	1	margin	78.42	78.42	
						\$ 78.42

Homeowner acceptance of variation

Name:

\$ 862.61

Date:

\$ 129.39

Signature:

\$ 992.00

Name:

Date:

Signature: