

PRELIM PROJECT COST ESTIMATE - MASTER PLAN
TE AROHA NOA, 22 BRENTWOOD AVE, PALMERSTON NORTH

E3 ARCHITECTS Job # 15-011 21-Aug-17		Preliminary Concept Estimate (refer E3Architects Concept Mark-Up 25 May 2017)			
	Area	\$/m2	Total	Construction Sub-Total	
10 BRENTWOOD AVE (incl gst)					
Purchase 10 Brentwood Ave (est. \$230,000 added to Total below)					
Associated costs with purchase			\$5,000		
Internal alteration/upgrade 10 Brentwood Ave (est. 100m2)	100.0	\$ 750	\$ 75,000		
New carpark/landscaping to rear of 10 Brentwood			\$ 25,000		
	100.0			\$ 105,000	
INTERNAL ALTERATIONS					
2 x Consultation Rooms	14.7	\$ 750	\$ 11,040		
Convert Kitchen Store to Office	7.2	\$ 750	\$ 5,400		
Unisex Toilet Facilities	9.6	\$ 3,000	\$ 28,800		
Storage/Workroom	5.8	\$ 1,000	\$ 5,760		
2 x Offices	25.6	\$ 1,000	\$ 25,600		
Enlarge Reception	10.8	\$ 2,000	\$ 21,600		
New Wind Lobby & Foyer	44.8	\$ 1,000	\$ 44,800		
	118.5			\$ 143,000	
NEW BUILD					
Café/Gathering Space	66.0	\$ 2,000	\$ 132,000		
3 x Flexible Meeting Rooms	190.0	\$ 2,000	\$ 380,000		
Café/Teaching Kitchen	40.3	\$ 3,000	\$ 120,960		
Storage Areas	9.6	\$ 1,500	\$ 14,400		
	305.9			\$ 647,360	
LANDSCAPING					
Landscaping Front (Seating/Bollards/Paving)			\$25,000		
Landscaping Rear (Canopy/Verandah/Seating/Garden)			\$25,000		
Road crossing/Bollards/Farnham Park Landscape Elements			\$100,000	\$ 150,000	
				\$ 1,045,360	
CONTINGENCY	10.0%			\$ 104,536	
MAIN BUILD CONSTRUCTION ESTIMATE				\$ 1,149,896	
PROFESSIONAL SERVICES (% fees based off Main Build Construction est.)					
Architectural/Landscape/Interior Concept for Feasibility & Sign off	1.5%		\$ 17,248.44		
Feasibility Study			\$ 15,000.00		
(Architectural /Landscape/Interiors/Planning/ & Sub-consultant co-ordination for Building Consent & Tender Documentation)	8.0%		\$ 91,991.68		
Structural /Roading/Surveyor/Fire	2.0%		\$ 22,997.92		
Project Management (Tender & Contract Admin through construction)	4.0%		\$ 45,995.84	\$ 193,234	
COUNCIL CHARGES					
Council Planning/Development Contribution			\$ 15,000.00		
Building Consent			\$ 15,000.00	\$ 30,000	
CLIENT SUPPLIED ITEMS					
Furniture			\$20,000		
AV/Sound Equipment			\$30,000		
Curtains & Blinds			\$25,000		
Kitchen Appliances/ Catering Equipment			\$25,000	\$ 100,000	
PROJECT ESTIMATE plus GST				\$ 1,473,130	
PROJECT ESTIMATE incl. GST				\$ 1,694,099	
plus LAND PURCHASE				\$ 230,000	
TOTAL PROJECT BUDGET ESTIMATE (+/- 15%)				\$ 1,924,099	