

/ HOBSONVILLE HQ
REDEVELOPMENT WORKS



/ DOCUMENT

Client	Make Architects		
Report	Budget Estimate		
Version	6		
Date	2 August 2016		
Reference	BQH/7516		
Prepared	LC	Reviewed	PH

Client	Make Architects
Property	Hobsonville Hq
Project	Redevelopment Works

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ESTIMATE SUMMARY

101	Construction	356 m2	2,284	813,000
102	Asbestos Removal	1 sum	10,000.00	10,000
103	Furniture and Fittings	1 sum	60,000	60,000
104	Professional Services	18.00 %		159,000
105	Consent and General	2.00 %		21,000
106	Contingency	20.00 %		213,000
TOTAL EXCLUDING GST				1,276,000

EXCLUSIONS

- 201 Land costs and development consenting costs
- 202 Client administration and management costs
- 203 Rise and fall / inflation to commencement
- 204 Contamination and deleterious material remediation
- 205 Artwork
- 206 Structural strengthening / seismic upgrades
- 207 Roof over accessible ramp
- 208 Landscaping and streetscape outside boundary
- 209 Car parking / car park extensions

NOTES

- 301 Estimates are not a design recommendation
- 302 Estimate to be validated as design develops
- 303 Single contract, competitive procurement is assumed

REFERENCES

		Author	Rev	Date	Received
401	Outline Specification	Make	-	-	15-Jul-16
402	Developed Design Drawings	Make	-	15-Jul-15	15-Jul-16

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Project	Redevelopment Works
Part	Construction

Line	Element	Quantity	Unit	Rate	Amount	%
A	STRUCTURE	356	m2	192.27	68,447	8.42
1	Site Preparation	1	sum	25,440.00	25,440	3.13
2	Substructure	8	no	1,854.00	14,832	1.83
3	Frame	49	m	575.00	28,175	3.47
4	Structural Walls					0.00
5	Upper Floors					0.00
B	EXTERNAL FABRIC	356	m2	351.28	125,054	15.39
6	Roof	368	m2	166.00	61,088	7.52
7	Exterior Walls and Exterior Finish	449	m2	78.00	35,022	4.31
8	Windows and Exterior Doors	108	m2	268.00	28,944	3.57
C	INTERNAL FINISHING	356	m2	451.68	160,798	19.78
9	Stairs and Balustrades					0.00
10	Interior Walls	1	sum	36,250.00	36,250	4.46
11	Interior Doors	1	sum	22,900.00	22,900	2.82
12	Floor Finishes	320	m2	96.00	30,720	3.78
13	Wall Finishes	746	m2	38.00	28,348	3.49
14	Ceiling Finishes	320	m2	79.00	25,280	3.11
15	Fittings and Fixtures	1	sum	17,300	17,300	2.13
D	SERVICES	356	m2	566.21	201,572	24.80
16	Sanitary Plumbing	12	no	1,800.00	21,600	2.66
17	Heating & Ventilation	356	m2	240.00	85,440	10.51
18	Fire Protection	356	m2	12.00	4,272	0.53
19	Electrical	356	m2	85.00	30,260	3.73
20	Lift					0.00
21	Special Services	1	sum	45,000.00	45,000	5.54
22	Drainage	1	sum	15,000.00	15,000	1.85
E	EXTERNAL AND SUNDRY	356	m2	285.92	101,787	12.52
23	External Works	1	sum	42,000.00	42,000	5.17
24	Sundries	10.0	%		59,787	7.36
F	CONTRACT COSTS	356	m2	436.44	155,372	19.12
25	Preliminary and General	15.0	%		98,649	12.14
26	Margin	7.5	%		56,723	6.98
G	ESTIMATE SUBTOTAL	356	m2	2,283.79	813,030	100.00