EMMITT
CONSULTANTS

BUILDING COST EVALUATION

ESTIMATE

123 Grafton Rd, Grafton

File. 4512 **Assessment Date.** Thursday 6th July 2017

EMMITT.CO.NZ

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4512
123 Grafton Rd, Grafton
Thursday 6th July 2017

SUMMARY

Main Building	$ 694,000.00
Garden Cafe Building with Associated Deck & Pergola	$ 22,000.00

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123 Grafton Rd
Grafton

Estimate

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SUMMARY

Main Building

1	DEMOLITION	SUM	$	101,498.80
2	FOUNDATIONS	SUM	$	7,300.00
3	GROUND FLOOR	SUM	$	-
4	FIRST FLOOR	SUM	$	5,000.00
5	EXTERIOR WALLS	SUM	$	166,827.00
6	INTERNAL WALLS	SUM	$	7,984.75
7	ROOF	SUM	$	32,690.00
8	CEILINGS	SUM	$	6,058.00
9	FLOOR COVERINGS	SUM	$	4,500.00
10	SERVICES	SUM	$	12,700.00
11	FITTINGS	SUM	$	-
12	ALLOWANCES	SUM	$	1,000.00
13	GROUND FLOOR DECK	SUM	$	67,577.50
14	FIRST FLOOR DECK	SUM	$	45,820.00
15	EXTERNAL WORKS	SUM	$	25,005.00
16	PRELIMINARIES	SUM	$	58,000.00
17	MARGINS	SUM	$	48,500.00
18	CONTINGENCY	SUM	$	-
19	AE & C FEES	SUM	$	88,569.16
20	COUNCIL	SUM	$	15,000.00

TOTAL (Including GST) **(Rounded to the nearest $1000)** **$ 694,000.00**

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Grafton

MAIN BUILDING

Demolition

1	Demolition work to external walls	97	m2	$ 50.00	$	4,850.00
2	Demolition work to internal walls	121	m2	$ 30.00	$	3,630.00
3	Allow to carefully demolish and remove existing roof and lean to roof including wiring etc, ready for new works	1	sum	$ 3,000.00	$	3,000.00
4	Allow to demolish and remove entire deck areas including structural beams	1	sum	$ 400.00	$	400.00
5	Allow to demolish and remove existing piping in bathroom/cool room to make good	1	sum	$ 1,200.00	$	1,200.00
6	Allow to demolish and remove existing spouting and ridges to roof	1	sum	$ 1,000.00	$	1,000.00
7	Allow to demolish and remove all lead paint from all areas (quote)	1	sum	$ 68,000.00	$	68,000.00
8	Allow to remove and make good to all existing beads to bay windows	1	sum	$ 1,000.00	$	1,000.00
9	Allow for general rot removal	1	sum	$ 3,500.00	$	3,500.00
10	Allow to demolish and remove existing balustrades and rails	1	sum	$ 500.00	$	500.00
11	Allow to demolish and remove temporary wood to subfloor level	1	sum	$ 500.00	$	500.00
12	Allow to demolish and remove existing internal wall linings through hallway stairs etc and make good	1	sum	$ 2,000.00	$	2,000.00
13	Allow to demolish and make good all decorative features associated with the lower deck	1	sum	$ 2,000.00	$	2,000.00
14	Allow to demolish and make good to all decorative pillars and allow to reinstate	1	sum	$ 3,500.00	$	3,500.00
15	Allow to demolish and remove existing carpets	1	sum	$ 500.00	$	500.00

16	Allow to demolish and remove existing timber board flooring to Grd WC	2	m2	$	55.00	$	118.80
17	Allow to demolish and remove existing boards to media room	1	sum	$	250.00	$	250.00
18	Allow to remove and make good to all fretwork	1	sum	$	1,500.00	$	1,500.00
19	Allow to remove existing large windows and reinstate	13	no	$	250.00	$	3,250.00
20	Allow to demolish and remove backdoor staircase and landing, including foundations and the likes	1	sum	$	800.00	$	800.00
						$	101,498.80

Foundations

21	Remedial work to existing foundations	1	sum	$	5,000.00	$ 5,000.00
22	New 125 x 125 H5 timber piles including foundations	1	sum	$	800.00	$ 800.00
23	Timber floor framing including joists, bearers and associated nogging	1	sum	$	1,500.00	$ 1,500.00
						$ 7,300.00

Ground Floor

24	Timber floor framing including foundations complete	m2	$	120.00	$	-
25	Plywood board lining to timber framing	m2	$	50.00	$	-
					$	-

First Floor

26	Allow to make good to existing first floor after demolition work	1	sum	$ 5,000.00	$ 5,000.00
					$ 5,000.00

Exterior Walls

27	Concrete Blockwork Wall		m2	$	180.00	$	-
28	150 x 50 Timber stud walls	149	m2	$	110.00	$	16,390.00
29	100 x 50 Timber stud walls	29	m2	$	110.00	$	3,190.00
30	Skirting detail		m	$	15.00	$	-
31	Allow to make good to existing walls after demolition work	1	sum	$	2,500.00	$	2,500.00
32	Timber weatherboards including flashings etc.	163	m2	$	184.00	$	29,992.00
33	Building paper to timber framing	163	m2	$	10.00	$	1,630.00
34	Hardiboard to exterior	1	sum	$	2,445.00	$	2,445.00
35	New work to front door	1	sum	$	1,000.00	$	1,000.00
36	Restoration to bay windows including detail decorative work	1	sum	$	5,000.00	$	5,000.00
37	Timber windows and doors including hardware etc.	22	m2	$	900.00	$	19,800.00
38	Solid plaster finish to blockwork		m2	$	75.00	$	-
39	Painting work to existing linings		sum	$	25.00	$	-
40	Painting to blockwork		m2	$	25.00	$	-
41	Painting to Gibraltar board		m2	$	28.00	$	-
42	Painting to weatherboards	1	sum	$	9,000.00	$	9,000.00
43	Scaffolding for refurbish and painting work to existing weatherboards	1	sum	$	75,000.00	$	75,000.00
44	Painting to windows and doors		m2	$	32.00	$	-
45	Repair work around cracks from house movement	4	m2	$	220.00	$	880.00
46	Hardware supply		sum	$	3,600.00	$	-
						$	166,827.00

Internal Walls

47	150 x 50 Timber stud walls		m2	$	110.00	$	-
48	100 x 50 Timber stud walls		m2	$	80.00	$	-
49	Gibraltar board wall linings		m2	$	30.00	$	-
50	Aqualine lining to bathroom		m2	$	40.00	$	-
51	Painting to new Gibraltar board		m2	$	20.00	$	-
52	Painting to existing Gibraltar board		m2	$	20.00	$	-
53	Tiles to bathroom walls including waterproofing		m2	$	200.00	$	-
54	Skirting detail		m	$	15.00	$	-
55	Strip Paint and prepare existing timber walls to Grd WC for new paint	16	m2	$	45.00	$	698.18
56	Primer and two coats of Oil based Gloss paint to Grd WC	16	m2	$	30.00	$	465.45
57	Strip Paint and prepare existing timber walls to kitchen for new paint	31	m2	$	45.00	$	1,401.98
58	Primer and two coats of Oil based Gloss paint to Kitchen -	31	m2	$	30.00	$	934.65
59	Primer and two coats of Emulsion paint to Kitchen	30	m2	$	30.00	$	904.50
60	General Allowance for touching up of paint surfaces to building	1	sum	$	1,000.00	$	1,000.00
61	Allow to make good to existing walls after demolition work	1	sum	$	2,580.00	$	2,580.00
62	Single door and frame including architraves and fixing hardware		no	$	600.00	$	-
63	Single toilet door and frame including architraves and fixing hardware		no	$	400.00	$	-
64	Allow to form new openings to existing door head height		no	$	1,000.00	$	-
65	Painting to doors and frames		m2	$	20.00	$	-
66	Hardware supply		sum	$	2,100.00	$	-
						$	7,984.75

Roof

67	Fret work to make good	1	sum	$ 10,000.00	$	10,000.00
68	Allow to make good to existing timber framing for roofing including all flashings etc.	1	sum	$ 2,500.00	$	2,500.00
69	Corrugated Iron roofing fixed to timber framing	1	sum	$ 14,000.00	$	14,000.00
70	Fascia and barge detail	45	m	$ 90.00	$	4,050.00
71	Guttering	38	m	$ 30.00	$	1,140.00
72	Downpipes	4	no	$ 250.00	$	1,000.00
					$	32,690.00

Ceilings/Soffits

73	Ceiling framing		m2	$	25.00	$	-
74	Ceiling lining Gib Ultraline		m2	$	27.00	$	-
75	Allow to make good to existing ceilings after demolition work	1	sum	$	4,500.00	$	4,500.00
76	Cornice detail		m	$	15.00	$	-
77	Painting to new ceiling lining		m2	$	22.00	$	-
78	Strip Paint and prepare existing timber ceiling to Grd WC for new paint	3	m2	$	45.00	$	118.80
79	Primer and two coats of Oil based Gloss paint to Grd WC	3	m2	$	30.00	$	79.20
80	Strip Paint and prepare existing ceiling to Kithcen for new paint	27	m2	$	20.00	$	544.00
81	Primer and two coats of Emulsion paint to Kitchen	27	m2	$	30.00	$	816.00
82	Soffit framing		m2	$	25.00	$	-
83	Soffit lining		m2	$	27.00	$	-
84	Trim detail		m	$	15.00	$	-
85	Painting to new soffit lining		m2	$	22.00	$	-
						$	6,058.00

Floor Coverings

86	New Timber T & G flooring to Grd WC	2	m2	$	280.00	$	604.80
87	Timber T & G flooring		m2	$	280.00	$	-
88	Tiles to bathroom floor including waterproofing		m2	$	220.00	$	-
89	Sand & polyurethane existing timber flooring		m2	$	80.00	$	-
90	Grind and polish concrete floors		m2	$	50.00	$	-
91	Allow to make good to existing floor coverings after demolition work	1	sum	$	4,500.00	$	4,500.00
						$	4,500.00

Services

92	Plumbing work	1	sum	$	2,500.00	$ 2,500.00
93	General electrical work	1	sum	$	5,000.00	$ 5,000.00
94	Electrical work for Insurance	1	sum	$	3,000.00	$ 3,000.00
95	Ventilation to bathrooms		no	$	500.00	$ -
96	Hot water supply	1	no	$	2,200.00	$ 2,200.00
97	Allow to make good to existing fire places		sum	$	3,000.00	$ -
98	Allow to make good to existing staircase after re-levelling work		sum	$	10,000.00	$ -
99	Drainage		sum	$	10,000.00	$ -
						$ 12,700.00

Fittings

100	Kitchen fittings	1	sum		$	-
101	Towel rail including supply and installation		no	$ 500.00	$	-
102	Shower unit compartment complete, including installation, glass screen, mixers, taps, base etc.		no	$ 2,800.00	$	-
103	Bathroom vanity unit and washhand basin complete, including installation, taps and mixers and the like		no	$ 1,200.00	$	-
104	Bathroom vanity unit and two washhand basin complete, including installation, taps and mixers and the like		no	$ 2,400.00	$	-
105	Toilets and cisterns including installation etc.		no	$ 600.00	$	-
106	Mirror		no	$ 400.00	$	-
					$	-

Allowances

107	General joinery fittings built in		sum	$ 5,000.00	$	-
108	Appliances	1	sum		$	-
109	Light fittings	1	sum	$ 1,000.00	$	1,000.00
					$	1,000.00

Ground Floor Deck

110	Allow for specialists work to existing decks, posts and balustrades	1	sum	$	5,000.00	$	5,000.00
111	Timber framing including foundations for deck	79	m2	$	160.00	$	12,640.00
112	Waterproofing and plywood to new deck including flashing sealants etc.	79	m2	$	310.00	$	24,490.00
113	Timber decking	79	m2	$	140.00	$	11,060.00
114	Timber stairs from basement to ground floor deck		sum	$	5,000.00	$	-
115	Timber stairs and landing from site to existing ground floor deck		sum	$	2,000.00	$	-
116	Extra work to remediate protions of the deck to correct buckling	1	sum	$	4,000.00	$	4,000.00
117	Making good rusticated boards around lower deck	1	sum	$	1,500.00	$	1,500.00
118	Remove paint carefully by hand and prepare for staining to lower deck	79	m2	$	75.00	$	5,925.00
119	Primer and two coats of Oil based Clear Stain to lower deck	79	m2	$	37.50	$	2,962.50
						$	67,577.50

First Floor Deck

120	Allow for specialists work to existing decks, posts and balustrades	1	sum	$	5,000.00	$	5,000.00
121	Timber framing including foundations for deck	62	m2	$	160.00	$	9,920.00
122	Waterproofing and plywood to new deck including flashing sealants etc.	62	m2	$	310.00	$	19,220.00
123	Timber decking	62	m2	$	140.00	$	8,680.00
124	Allow to replace deck structure including beams, supports etc.	1	sum	$	3,000.00	$	3,000.00
125	Timber stairs from ground floor deck to first floor deck		sum	$	8,000.00	$	-
						$	45,820.00

External Works

126	Mulch and digging out of garden and rubbish	12	m2	$	150.00	$	1,800.00
127	Native planting	6	no	$	450.00	$	2,700.00
128	Stone border complete	1	sum	$	1,500.00	$	1,500.00
129	Removal of rock garden bed	1	sum	$	2,000.00	$	2,000.00
130	Re-levelling of site including rock removal	1	sum	$	550.00	$	550.00
131	Repairs to fence pillars including concrete	1	sum	$	9,500.00	$	9,500.00
132	New Timber fencing - 1800 high	4	m	$	145.00	$	580.00
133	New Timber fencing - 1200 high	3	m	$	110.00	$	330.00
134	Extra value for 1200 high gates	2	no	$	150.00	$	300.00
135	Remove paint carefully by hand and prepare for new gloss paint to fence pillars	15	no	$	79.00	$	1,185.00
136	Primer and two coats of Oil based Gloss paint to fence pillars	15	no	$	64.00	$	960.00
137	Planting of Various herbs, feijoa trees & other native plants and shrubs	1	sum	$	1,000.00	$	1,000.00
138	Mulching to approx 100m2 of the property	100	m2	$	20.00	$	2,000.00
139	Landscaping	1	sum	$	600.00	$	600.00
						$	25,005.00

	SUB TOTAL				$	483,961.05
	Preliminaries					
140	Allow for preliminary and general costs 12%	1	sum	$ 58,000.00	$	58,000.00
	Margins					
141	Allow for main contractors margins 10%	1	sum	$ 48,500.00	$	48,500.00
	Contingencies					
142	Allow for a Contingency sum 4%	1	sum			
	TOTAL					**$ 590,461.05**
	AE&C Fees					
143	AE&C Fees	15%	sum		$	88,569.16
	TOTAL					**$ 679,030.21**
	Council					
144	Council	1	sum		$	15,000.00
	TOTAL (Rounded to the nearest $1000)					**$ 694,000.00**

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Estimate

Thursday, 6th July 2017

SUMMARY

Garden Café Building With Associated Deck & Pergola

1	SITE PREPARATION	SUM	$	100.00
2	GROUND FLOOR	SUM	$	1,530.00
3	EXTERIOR WALLS	SUM	$	12,029.64
4	ROOF	SUM	$	2,280.00
5	CEILINGS/SOFFITS	SUM	$	693.00
6	FIT OUT	SUM	$	-
7	DECK & PERGOLA	SUM	$	5,094.50
	TOTAL (Including GST) **(Rounded to the nearest $1000)**		**$**	**22,000.00**

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Garden Café Building With Associated Deck & Pergola

Site Preparation

145	Clear Site & prepare for works	1	sum	$	100.00	$	100.00
						$	100.00

Ground Floor

146	Timber floor framing including foundations complete	9	m2	$	120.00	$	1,080.00
147	Plywood board lining to timber framing	9	m2	$	50.00	$	450.00
						$	1,530.00

Exterior Walls

148	100 x 50 Timber stud walls	30	m2	$	110.00	$	3,300.00
149	Timber boarding with battens including flashings etc.	30	m2	$	145.00	$	4,350.00
150	Building paper to timber framing	30	m2	$	10.00	$	300.00
151	Wall lining Gib Ultraline	29	m2	$	27.00	$	791.64
152	Stable style door & hatch	1	sum	$	900.00	$	900.00
153	Timber hatch with drop down shutter inc hardware etc.	1	nr	$	575.00	$	575.00
154	Painting to weatherboards	30	m2	$	30.00	$	900.00
155	Painting to hatches and doors	6	m2	$	30.00	$	180.00
156	Painting to new wall lining	29	m2	$	25.00	$	733.00
						$	12,029.64

Roof

157	Fret work	1	sum	$	250.00	$	250.00
158	Corrugated Iron roofing fixed to timber framing	20	m2	$	70.00	$	1,400.00
159	Fascia and barge detail	18	m	$	35.00	$	630.00
						$	2,280.00

Ceilings/Soffits

160	Ceiling framing	9	m2	$	25.00	$	225.00
161	Ceiling lining Gib Ultraline	9	m2	$	27.00	$	243.00
162	Painting to new ceiling lining	9	m2	$	25.00	$	225.00
						$	693.00

Fit Out

163	Fit for café - Excluded	1	sum	$	-	$	-
						$	-

Deck & Pergola

164	Timber framing including foundations for deck	7	m2	$	160.00	$	1,152.00
165	Timber decking	7	m2	$	140.00	$	980.00

166	Primer and two coats of Oil based Clear Stain to lower deck	79	m2	$ 37.50	$	2,962.50
167	Pergola Framing & decoration	1	sum	$ 200.00	$	200.00
					$	5,094.50
	SUB TOTAL				$	21,727.14
	Preliminaries					
168	Allow for preliminary and general costs 12%	1	sum	$ 2,500.00		INC Above
	Margins					
169	Allow for main contractors margins 10%	1	sum	$ 2,000.00		INC Above
	Contingencies					
170	Allow for a Contingency sum 4%	1	sum			
	TOTAL				**$**	**21,727.14**
	AE&C Fees					
171	AE&C Fees	15%	sum			INC Above
	TOTAL				**$**	**21,727.14**
	Council					
172	Council	1	sum			INC Above
	TOTAL (Rounded to the nearest $1000)				**$**	**22,000.00**