

Duffield Murray Consultants Ltd

Quantity Surveyors, Construction Cost Consultants, Cost Managers



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14 August 2008

Opus International Consultants Ltd
Private Bag 3057
HAMILTON

Attention Danielle Shin

Dear Danielle



Te Kauri Marae

Reference our preliminary estimate of cost for the proposed kitchen and dining room refurbishment at the Te Kauri Marae, Heatherington Road, Huntly dated 10 January 2008.

We confirm that we have now been requested by you to provide you with an upgraded preliminary estimate of cost based on a revised scope of work.

To this end we have been provided with Opus International Consultants building consent issue drawings A100 to A181 dated 28/07/08 – thirty three [33] sheets; structural / services drawings 200 to 500 – five [5] sheets; and seven [7] sheets of photographs.

Whilst no specifications have been provided we have received a verbal briefing.

We have not visited the site.

Our upgraded preliminary estimate of cost – which has been prepared on an elemental basis – is **Seven Hundred and Six Thousand Seven Hundred Dollars (\$ 706,700.00) EXCLUSIVE of G.S.T., local authority fees or levies, or professional fees but INCLUSIVE of a 10% allowance for contingency expenditure.**

Attached – in summary form – are details of how our figures were compiled, our assumptions made, and our inclusions and exclusions.





It should be noted that we have made NO allowance for any kitchen equipment, appliances or whiteware noted on drawing sheet 125 as type A & S – we understand the Client will be arranging direct supply for these items with Burns and Ferrall. We have also made NO allowance for any dining room tables, chairs, crockery, cutlery or the like.

Whilst the figure has been upgraded to costs applicable as at today's it makes no allowance for inflation or market fluctuations from today's date.

The figure assumes the works would be let in a competitive tender situation under today's market conditions, with the successful contractor being provided with a reasonable construction period and full access to the site.

If you have any queries do not hesitate to contact the writer.

Yours faithfully
Duffield Murray Consultants Ltd

A handwritten signature in black ink, appearing to read 'K W Duffield'. The signature is stylized and written over a large, faint watermark of the company name 'Duffield Murray Consultants Ltd'.

K W Duffield

Te Kauri Marae Kitchen and Dining Room Refurbishment

Heatherington Road, Huntly

Preliminary Estimate of Cost - Issue Two

Opus International Consultants

14 August 2008

ITEM	DESCRIPTION	AMOUNT
-	<u>BASIS OF ESTIMATE</u>	
-	Opus International Consultants building consent issue drawings A100 to A181 dated 28/07/08 - thirty three [33] sheets, structural / services drawings 200 - 502 - five [5] sheets, and seven [7] sheets of photographs	
-	No specifications provided, verbal briefing received	
-	Site not visited	
1 - 78	<u>KITCHEN REFURBISHMENT</u>	295,900.00
1 - 11	Demolition and Alterations	24,600.00
12 - 16	Work Below Floor Level	14,300.00
17 -	Structural Frames	1,600.00
18 - 28	Roof	20,500.00
29 - 35	Exterior Walls	37,700.00
36 - 45	Interior Walls	35,500.00
46 - 47	Ceilings	31,800.00
48 - 50	Fittings and Fixtures	2,200.00
51 -	Chillers	30,000.00
52 - 53	Floor Coverings	15,400.00
54 - 63	Plumbing and Gas	30,600.00

ITEM	DESCRIPTION	AMOUNT
64 - 70	Electrical	16,300.00
71 - 72	Mechanical	16,800.00
73 -	Fire Protection	2,600.00
74 -	Security	N/A
75 -	Sundries	600.00
76 - 78	Steps, Ramps and Decks	15,400.00
79 - 145	<u>DINING ROOM EXTENSION / REFURBISHMENT</u>	323,900.00
79 - 93	Demolition and Alterations	26,500.00
94 - 97	Work Below Floor Level	4,900.00
98 -	Structural Frames	6,400.00
99 - 111	Roofs	42,400.00
112 - 121	Exterior Walls	72,100.00
122 - 125	Interior Walls	21,000.00
126 -	Ceilings	28,900.00
127 - 128	Floor Coverings	26,800.00
129 - 134	Electrical	21,100.00
135 -	Mechanical	14,700.00
136 -	Fire Protection	5,400.00
137 -	Security	N/A
138 -	Curtains, Drapes or Blinds	Excluded
139 -	Sundries	300.00
140 - 143	Steps, Ramps and Decks	52,600.00
144 - 145	Fencing	800.00

ITEM	DESCRIPTION	AMOUNT
146 - 152	<u>EXTERNAL WORKS</u>	
146 -	Roading	Excluded
147 -	Carpark	Excluded
148 -	Paving / Hard Landscaping	Excluded
149 -	Soft Landscaping	Excluded
150 -	Fencing	Excluded
151 -	Seating	Excluded
152 -	Signage	Excluded
153 - 162	<u>EXTERNAL SERVICES</u>	22,700.00
153 -	Power Supply Upgrade	N/A
154 - 155	Water Supply Upgrade	1,300.00
156 - 162	Drainage	21,400.00
163 -	<u>LOCAL AUTHORITY FEES & LEVIES</u>	Excluded
164 -	<u>PROFESSIONAL FEES</u>	Excluded
165 -	<u>CONTINGENCY ALLOWANCE (10%)</u>	64,200.00
		706,700.00

TOTAL OF ESTIMATE (Excluding GST)

\$ 706,700.00

Notes:

No allowance has been made for the following

- a) G.S.T.
- b) Professional fees
- c) Local authority fees and levies
- d) Carvings or artwork
- e) Kitchen equipment, appliances or whiteware noted as type A & S on sheet 125

ITEM	DESCRIPTION	AMOUNT
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f) Dining room tables, chairs, crockery, cutlery or the like

The following lump sum allowances have been included

Kitchen Refurbishment

- a) Walk in chillers (2 No) - \$30,000
- c) Box hood extraction unit - \$15,000

Dining Room Extension / Refurbishment

- d) Data / comms wiring - \$1,000

The following points should be noted

- a) We have assumed there is no asbestos in the existing building. If there is, its removal will have a cost implication
- b) No allowance has been made for air conditioning - we have allowed mechanical extraction to the kitchen and heat pumps to the dining room