



Elemental Budget

MCP - Clubs Rooms



Information

Project Name: Marlborough Community Potters Club Rooms – Alterations and Extension

Project Address: 49 Taylor Pass Road, Witherlea, Blenheim

Client: c/o Ben Solomon of Nomolos Architectural Design

Address: 18 Wynen Street, Blenheim, 7201

Contact Number: 03 578 2349

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Arthur: Tom Holohan MNZIQS, LBP Site 2 & Carpentry

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Signed:

QSM Reference: 164005

Revision Number: 001

Date: 18th April 2021



Basis of Budget

This Elemental budget has been compiled by measuring elements of the proposed build plans and priced using elemental rates. Due to the plans being a concept set limited information in some elements have not been fully measured and provisional budgets allowed in their place. This budget is based on the information provided by **Nomolos Architectural Design** as follows.

- **Marl Community Potters Club Rooms – Proposed Plan 20013|P04 dated 26/02/21**

No other info available. Further information is required for more accurate budgets. The following is an elemental budget only and careful consideration should be considered before proceeding with construction and/or entering into any contracts.

Budget Findings

Our Elemental Assessment of the likely cost for this project as per the above document(s) is **\$254,430.26** plus GST (Two Hundred and Fifty-Four Thousand, Four Hundred and Thirty Dollars and Twenty Six Cents). Refer to appendix A for a detailed breakdown of the above figure.

Assumptions & Clarifications

The following items are assumed in the budget are:

- 1) It is assumed the ground to be good bearing as per 3604.
- 2) All excavate material to disposed to landfill in Taylors Pass area.
- 3) The P&G is percentage only and is set out at 12% which is slightly higher than normal due to the economy of scale for the project that is proposed. Factors also include the duration of the project versus the actual m2 area is of a ratio above normal.
- 4) It is assumed a Building Contractor based in Blenheim would take charge of the Project.
- 5) Elemental rates have been used and adjusted accordingly to this project to compile this budget total cost.
- 6) This estimate should be considered as a rough order of costs or a 'estimate only'. There are still a lot of unknowns and the purpose of this report is to inform a pathway forward. The report should not be relied upon for commercial agreements.



Exclusions

The items specifically excluded from this budget are

- 1) Covid-19 Impact
- 2) Structural Steel Strengthening if required by further design
- 3) Removal of hazardous materials on site.
- 4) Appliances
- 5) Master Builders Guarantee
- 6) Employer's change and other risk
- 7) FF&E unless stated in the below breakdown.
- 8) Resources Consent Fees
- 9) Security Alarm System
- 10) Professional fees – Architect, Engineer, Interior Designer, Quantity Surveying.
- 11) Legal Fees
- 12) Land and home valuations
- 13) Inflation
- 14) Material Supply Shortages
- 15) Clients Contingency



Limitations

This report has been prepared solely for the benefit of the client as per our brief and agreed conditions of engagement. The reliance by any other parties on the information or opinions contained in this report shall, without our prior agreement in writing, be at such parties' sole risk. QS Marlborough Limited disclaims all responsibility and accepts no liability to any other party.

The conclusions and estimates contained within this report are based on the documents and other factors as described in detail above. The report may not disclose all relevant information and it may rely on information to be provided by others. Where information is provided by others, or inspections are carried out by others, we accept no responsibility for the accuracy of that information. QS Marlborough Limited make no representation to soundness, compliance with any terms, plans, specifications, statutory requirements, or safety relating to the proposed work unless specifically stated. The report does not cover land, sales, or market valuations.



Appendix A

Elemental Trade Summary

Elemental Trade Breakdown

Plan and Take Off report

Trade Summary

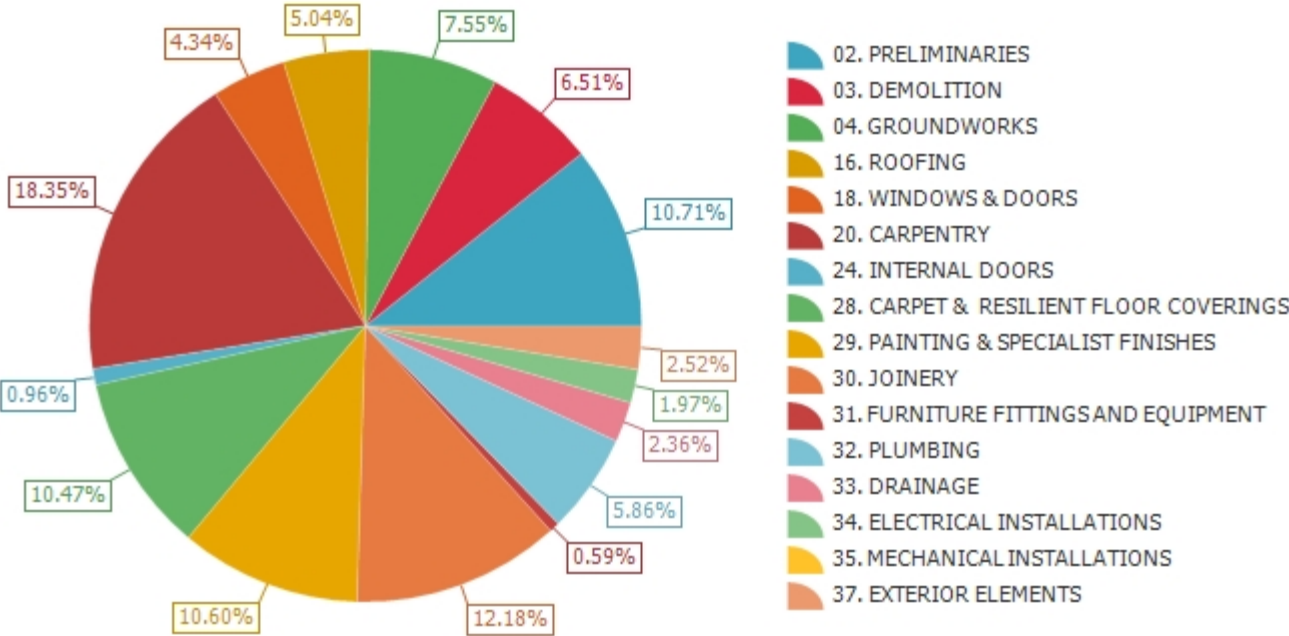


18 Apr 2021

Club Rooms Alterations

for Marlborough Community Potters Club

49 Taylor Pass Road, Witherlea, Blenheim



Description	Quantity	Unit	Rate	Markup	Total
02. PRELIMINARIES					\$27,260.38
03. DEMOLITION					\$16,555.00
04. GROUNDWORKS					\$19,200.00
16. ROOFING					\$12,814.62
18. WINDOWS & DOORS					\$11,044.15
20. CARPENTRY					\$46,684.23
24. INTERNAL DOORS					\$2,430.00
26. APPLIED FINISHES, RENDER & TEXTURED FINISHES					
28. CARPET & RESILIENT FLOOR COVERINGS					\$26,646.87
29. PAINTING & SPECIALIST FINISHES					\$26,960.00
30. JOINERY					\$31,000.00
31. FURNITURE FITTINGS AND EQUIPMENT					\$1,510.00
32. PLUMBING					\$14,905.00
33. DRAINAGE					\$6,000.00
34. ELECTRICAL INSTALLATIONS					\$5,000.00
35. MECHANICAL INSTALLATIONS					\$0.00
37. EXTERIOR ELEMENTS					\$6,420.00
38. FIRE PROTECTION					
Subtotal					\$254,430.26
Adjustment					\$0.00
Total					\$254,430.26

Trade Breakup



18 Apr 2021

Club Rooms Alterations

for Marlborough Community Potters Club

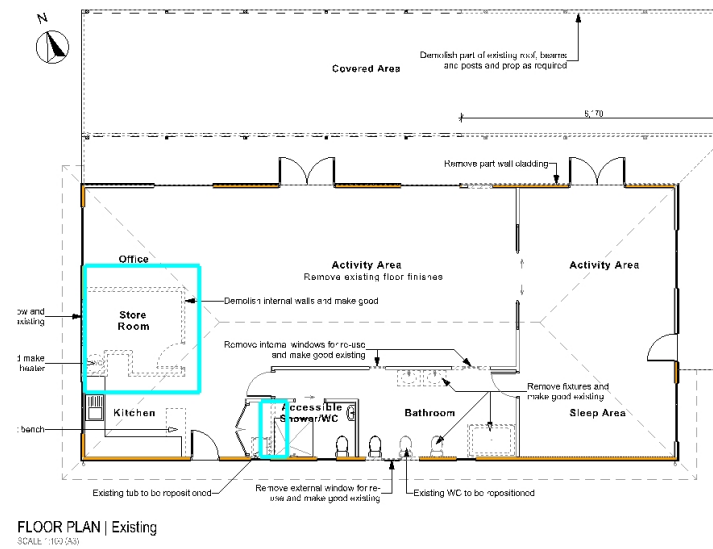
49 Taylor Pass Road, Witherlea, Blenheim

Description	Quantity	Unit	Rate	Total
02. PRELIMINARIES				\$27,260.38
PnG set at 12%	12	%	\$2,271.70	\$27,260.38
03. DEMOLITION				\$16,555.00
Carpentry - Remove/Demolish, External Roof, Post & Beams over future extension area (Edge Protection included) Allowance also includes a sum to temporarily patch repair roofing iron of main roof and gutters to prevent water ingress during construction of new extension.	1	Sum	\$5,620.00	\$5,620.00
Carpentry - Remove/Demolish, External Concrete Foundations under covered area	1	Sum	\$5,415.00	\$5,415.00
Carpentry - Remove/Demolish, External Wall Cladding, clean down and straighten for internal Gib lining later. Any wall insulation to remain. Existing doors to remain.	1	Sum	\$2,035.00	\$2,035.00
Plumber - Disconnecting and sealing off services	1	Sum	\$790.00	\$790.00
Electrician - Disconnecting and making safe power to areas of demo	1	Sum	\$1,110.00	\$1,110.00
Carpentry - Remove/Demolish, Internal walls and doors. Store windows and doors for future use	1	Sum	\$1,585.00	\$1,585.00
04. GROUNDWORKS				\$19,200.00
100mm Concrete slab reinforced with 500E SE62 RES Super ductile mesh (min 30mm cover), 50mm EPS underfloor insulation (close butted), on 250mu polyethylene DPC, on max 20mm sand blinding, on 150mm layers of compacted hardfill.	48	m2	\$400.00	\$19,200.00
16. ROOFING				\$12,814.62
MEMBRANE ROOFING				\$1,500.00
Butynol membrane to gutter with falls	1	Sum	\$1,500.00	\$1,500.00
METAL ROOFING				\$10,419.10
Sheet Roofing; pre-finished; Colorsteel Maxx 5 rib profile, 0.55mm, with wire netting, breathable underlay; and all associated flashings;	62	m2	\$168.05	\$10,419.10
GUTTER & DOWNPIPES				\$895.52
Eaves Gutter or Spouting; Prefinished Steel, 0.55mm 125 box	7	m	\$94.86	\$664.02
Prefinished Steel, 0.55mm 80mm diameter	3	m	\$77.17	\$231.50
18. WINDOWS & DOORS				\$11,044.15
PVC Joinery Allowance	1	Prov Sum	\$11,044.15	\$11,044.15
20. CARPENTRY				\$46,684.23
WALL FRAMING				\$13,123.00





Description	Quantity	Unit	Rate	Total
External Prenail Framing; Incls d.p.c, standing erecting in situ; bolt fixings; lintel fixings; frame straightening and cleaning; ready for lining				
140x45 Framing, 2750 stud height; to new extension	29	m	\$246.33	\$7,143.45
Internal Prenail Framing; Incls d.p.c, standing erecting in situ; bolt fixings; lintel fixings; frame straightening and cleaning; ready for lining				
90x45 Framing, 2450 stud height	26	m	\$229.98	\$5,979.55
BUILDING WRAP				\$1,642.00
Thermakraft flashing tape to perimeter of openings	136	m	\$6.00	\$816.43
Flashing tape; Heads and reveals				
Thermakraft flashing tape to perimeter of openings	43	m	\$6.00	\$258.13
Flashing tape; Sill flashing				
THERMAKRAFT Watergate Plus 295 wall underlay	59.7	m2	\$9.50	\$567.44
ROOF STRUCTURE				\$11,868.00
Roof Framing; H1.2 GANGNAIL trusses fixed with Ceiling Ties and multi-grips	48	m2	\$153.61	\$7,373.12
Soffit framing 90x45mm H1.2 SG8	32	m	\$14.50	\$464.02
150mm fascia/barge boards	32	m	\$30.00	\$960.04
Attic Access Door 600x600 allowance	1	sum	\$500.02	\$500.02
Timber purlins; 70x45mm H1.2 SG8; fixed with purlin screws; 900crs; generally	80	m	\$14.20	\$1,136.05
Roof brace strapping. Supply & Install	1	no.	\$214.70	\$214.70
Form Gutter to falls	1	Sum	\$1,220.05	\$1,220.05
SOFFITS				\$960.23
Hardies Soffit Lining, 4.5mm thick, including PVC mouldings to sheet joints; and scotia trims	13.1	m2	\$73.30	\$960.23
CEILING BATTENS				\$1,285.00
Ceiling battens; 75x35mm H1.2 timber	102.8	m	\$12.50	\$1,285.00
INSULATION				\$1,720.00
Knauf Ceiling Insulation R5.2; above trusses	48	m2	\$20.22	\$970.70
Knauf Wall Insulation; to 140mm external walls; R3.6	46.19	m2	\$16.22	\$749.30
INTERIOR LININGS - PLASTERBOARD				\$10,028.00
Standard plasterboard lining; 13mm; to ceiling areas; 2700 avg stud heights; fixed to ceiling battens; incls stopping	48	m2	\$42.88	\$2,058.43
Standard plasterboard lining; 13mm; to ceiling areas; 2450 avg stud heights; fixed to ceiling battens; incls stopping (allowance to patch other areas)	15.2	m2	\$38.45	\$584.50
Standard plasterboard lining; 10mm; to wall areas; 2755 stud heights; fixed to wall framing; incls stopping	174.2	m2	\$31.80	\$5,540.09
Extra Over - allowance for Braceline	1	Sum	\$832.08	\$832.08
Square Stopping allowance	84.4	m	\$12.00	\$1,012.90
Tags - No bracing layout provided		Note		
CLADDING				\$5,373.00
12mm H3.2 Ply sheets with cover strips ,fixed to 20mm Cavity battens; incl all associated flashings;	59.7	m2	\$90.00	\$5,373.00
TRIMS & FINISHES				\$685.00
Skirting MDF 60x12 Supply and Install	80.2	m	\$8.54	\$685.00

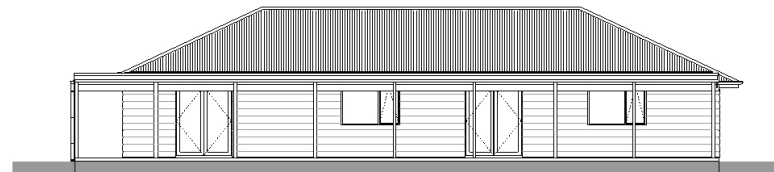
Description	Quantity	Unit	Rate	Total
24. INTERNAL DOORS				\$2,430.00
PRE HUNG DOORS				\$1,665.00
The following allows to be installed to timber framed walls; with rebated frames; includes Hardware and installation of hardware				
Internal Door total costs	1	Sum	\$1,665.00	\$1,665.00
CAVITY SLIDER				\$765.00
The following allows to be installed to timber framed walls; with rebated frames; includes Hardware and installation of hardware				
Internal Cavity Slider total costs	1	Sum	\$765.00	\$765.00
26. APPLIED FINISHES, RENDER & TEXTURED FINISHES				
Plaster Foundations (n/a)		N/A		
28. CARPET & RESILIENT FLOOR COVERINGS				\$26,646.87
TILING				\$2,869.00
Wall tiles 300x300 Splashbacks (PC Sum \$75.00 per/m2)	13.5	m2	\$212.52	\$2,869.00
VINYL FLOOR				\$23,777.87
Commercial Quality, homogeneous; 2mm thick Tarkett Monolit	189.86	m2	\$120.00	\$22,782.63
100mm Vinyl Coving including timber fillet	146.36	m	\$6.80	\$995.24
29. PAINTING & SPECIALIST FINISHES				\$26,960.00
INTERIOR SURFACES				\$12,937.00
Acrylic, Seal and Two Coats semi-gloss, to plasterboard or similar smooth surface to; Walls	350.27	m2	\$20.00	\$7,004.30
Acrylic, Seal and Two Coats semi-gloss, to plasterboard or similar smooth surface to; Ceilings	189.86	m2	\$22.00	\$4,176.30
Seal top of vinyl coving	146.36	m	\$12.00	\$1,756.40
DOOR PAINTING				\$3,344.00
Enamel, Prime, One Undercoat, One Top Coat semi-gloss or gloss, to; External Window and Door frames only	22	no.	\$60.00	\$1,320.00
Enamel, Prime, One Undercoat, One Top Coat semi-gloss or gloss, to; Door and frame	11	no.	\$184.00	\$2,024.00
EXTERIOR PAINTING				\$10,679.00
Paint to Exterior Weatherboard - All Areas	208.63	m2	\$47.04	\$9,814.69
Painting to 150mm fascia/barge boards	32	m	\$12.68	\$405.78
Painting to soffits	13.1	m2	\$35.00	\$458.53
30. JOINERY				\$31,000.00
Kitchen South West Room - allowance to remove, alter and add new - PSUM	1	Prov Sum	\$8,000.00	\$8,000.00
New Kitchen allowance PSUM	1	Prov Sum	\$8,000.00	\$8,000.00
Wash Up Area PSUM	1	Prov Sum	\$8,000.00	\$8,000.00
Store Room Shelving PSUM	1	Prov Sum	\$2,500.00	\$2,500.00
Meeting Room Full Height Book Shelf - PSUM	1	Prov Sum	\$4,500.00	\$4,500.00
31. FURNITURE FITTINGS AND EQUIPMENT				\$1,510.00

Description	Quantity	Unit	Rate	Total
Supply fittings (Mirror, Towel rails, toilet roll holder; grab rail, accessible signs etc)	1	Prov Sum	\$1,510.00	\$1,510.00
32. PLUMBING				\$14,905.00
PLUMBING LABOUR				\$7,500.00
PLUMBING Labour allowance only - PSUM to pre plumb fittings and fixtures and make alterations to existing - TBC	1	Prov Sum	\$7,500.00	\$7,500.00
PLUMBING FIXTURES				\$7,405.00
Franke Grande GDX11015 Stainless Steel sink or similar	3	no.	\$400.00	\$1,200.00
Kitchen Mixer	3	no.	\$450.00	\$1,350.00
Toilet	2	no	\$450.00	\$900.00
Vanity Basins	3	no	\$445.00	\$1,335.00
Vanity Mixer	3	no	\$340.00	\$1,020.00
Rheem 25L Kitchen/Underbench Mains Pressure Hot Water Cylinder	2	no.	\$800.00	\$1,600.00
33. DRAINAGE				\$6,000.00
Drainage - Stormwater and Sewer alterations (excludes and surface treatments)	1	Prov Sum	\$3,000.00	\$3,000.00
New Soak Pit	1	Prov Sum	\$1,500.00	\$1,500.00
Slot drain trap and connection to soak pit	1	Prov Sum	\$1,500.00	\$1,500.00
34. ELECTRICAL INSTALLATIONS				\$5,000.00
ELECTRICAL - Prov Sum allowance to make alterations. Includes extending electrical circuits, rewiring light and socket fixtures. Additional Light and Fixture to new areas. Additional breakers at existing board.	1	Prov Sum	\$5,000.00	\$5,000.00
35. MECHANICAL INSTALLATIONS				\$0.00
Heatpump Unit. Approx. 6KW (allowance not included)	0	Prov Sum	\$6,000.00	\$0.00
37. EXTERIOR ELEMENTS				\$6,420.00
Slot Drains to level entry doors at D01 (PSum drain channel \$100 per m)	5.4	m	\$300.00	\$1,620.00
Base for Storage Container	1	Prov Sum	\$1,650.00	\$1,650.00
Make good concrete paths to the North outside D01	1	Prov Sum	\$1,400.00	\$1,400.00
Make good concrete paths to the South outside Accessible toilet (after Drainlayer)	1	Prov Sum	\$500.00	\$500.00
Make good concrete paths to the East outside D02	1	Prov Sum	\$750.00	\$750.00
Make good to lawn areas after new soak pit installation	1	Prov Sum	\$500.00	\$500.00
38. FIRE PROTECTION				
Unknown		Note		
			Subtotal	\$254,430.26
			G.S.T [15%]	\$38,164.54
			Total	\$292,594.80

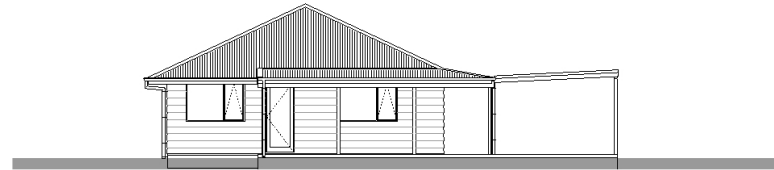


Legend: Floor Plan Existing

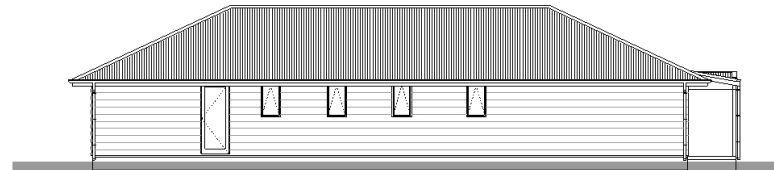
Description		Result	Quantity	Unit
	Standard plasterboard lining; 13mm; to ceiling areas; 2450 avg stud heights; fixed to ceiling battens; incls stopping (allowance to patch other areas)		15.227	m2
	Square Stopping allowance		5.541	m



NORTH ELEVATION
SCALE 1:100 (A3)



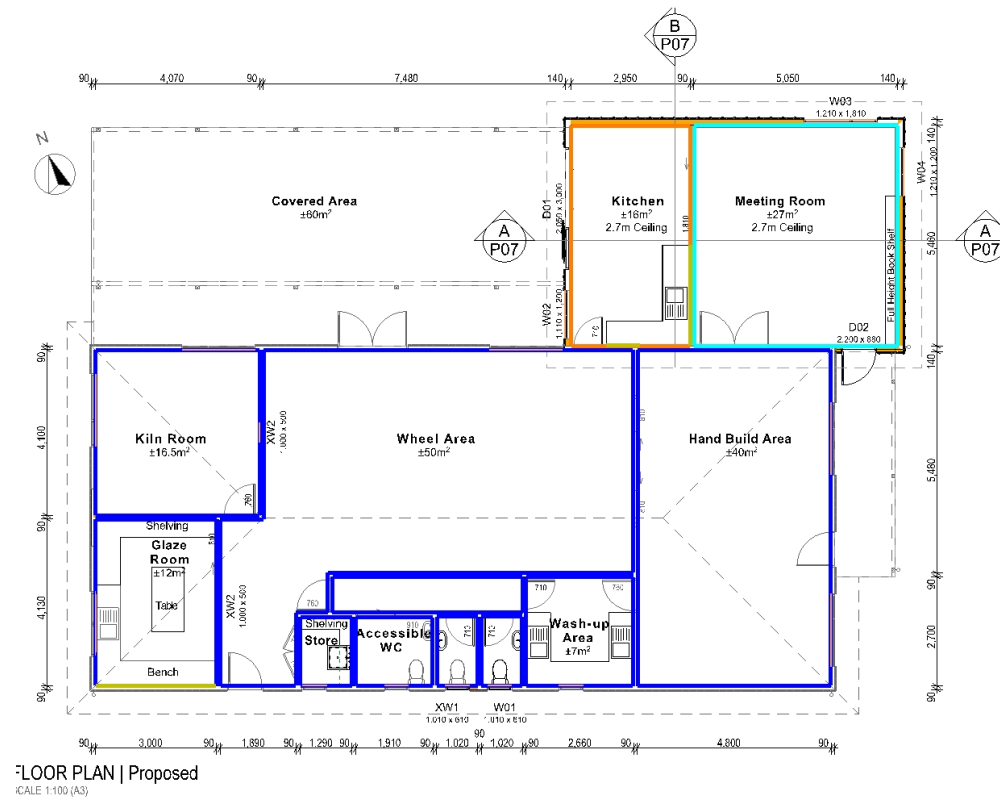
EAST ELEVATION
SCALE 1:100 (A3)





























SOUTH ELEVATION
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









































































WEST ELEVATION
SCALE 1:100 (A3)



Legend: Proposed Plans

Description	Result	Quantity	Unit
<input type="checkbox"/> Skirting MDF 60x12 Supply and Install		80.158	m
<input checked="" type="checkbox"/> 12mm H3.2 Ply sheets with cover strips ,fixed to 20mm Cavity battens; incl all associated flashings;		59.692	m2
<input type="checkbox"/> Standard plasterboard lining; 10mm; to wall areas; 2755 stud heights; fixed to wall framing; incls stopping		174.16	m2
<input checked="" type="checkbox"/> Standard plasterboard lining; 13mm; to ceiling areas; 2700 avg stud heights; fixed to ceiling battens; incls stopping		48.004	m2
<input checked="" type="checkbox"/> Knauf Wall Insulation; to 140mm external walls; R3.6		46.192	m2
<input checked="" type="checkbox"/> Knauf Ceiling Insulation R5.2; above trusses		48.004	m2
<input checked="" type="checkbox"/> Ceiling battens; 75x35mm H1.2 timber		102.799	m
<input type="checkbox"/> Hardies Soffit Lining, 4.5mm thick, including PVC mouldings to sheet joints; and scotia trims		13.117	m2
<input checked="" type="checkbox"/> Roof Framing; H1.2 GANGNAIL trusses fixed with Ceiling Ties and multi-grips		48.004	m2
<input checked="" type="checkbox"/> THERMAKRAFT Watergate Plus 295 wall underlay		59.692	m2
<input checked="" type="checkbox"/> Uprights		96.939	m
<input checked="" type="checkbox"/> Bottom plate		19.428	m
<input checked="" type="checkbox"/> Top plate		23.696	m
<input checked="" type="checkbox"/> Dwangs - 3 rows		64.626	m
<input checked="" type="checkbox"/> 140x45 Framing, 2750 stud height; to new extension		28.206	m
<input type="checkbox"/> Flashings and capping len		38.389	m
<input checked="" type="checkbox"/> 100mm Concrete slab reinforced with 500E SE62 RES Super ductile mesh (min 30mm cover), 50mm EPS underfloor insulation (close butted), on 250mu polyethylene DPC, on max 20mm sand blinding, on 150mm layers of compacted hardfill.		48.004	m2
<input checked="" type="checkbox"/> Perimeter of new Foundation		48.004	m2
<input type="checkbox"/> Painting to soffits		13.117	m2
<input type="checkbox"/> Paint to Exterior Weatherboard - All Areas		208.633	m2
<input checked="" type="checkbox"/> New Kitchen		16.008	m2
<input type="checkbox"/> Square Stopping allowance		78.817	m
<input type="checkbox"/> Acrylic, Seal and Two Coats semi-gloss, to plasterboard or similar smooth surface to; Walls		350.265	m2
<input type="checkbox"/> Acrylic, Seal and Two Coats semi-gloss, to plasterboard or similar smooth surface to; Ceilings		189.855	m2
<input type="checkbox"/> Seal top of vinyl coving		146.359	m
<input type="checkbox"/> Commercial Quality, homogeneous; 2mm thick Tarkett Monolit		189.855	m2

	100mm Vinyl Coving including timber fillet		146.359 m
	New Meeting Room		27.49 m2
	New Kiln Room		16.588 m2
	Wheel Area		57.781 m2
	Hand Build Area		39.682 m2
	Glaze Room		12.276 m2
	Store		2.16 m2
	Accessible Toilet		3.192 m2
	Hallway no.1		4.14 m2
	WC no.1		1.728 m2
	WC no.2		1.715 m2
	Wash-up Area		7.095 m2
	Timber purlins; 70x45mm H1.2 SG8; fixed with purlin screws; 900crs; generally		79.157 m
	150mm fascia/barge boards		31.724 m
	Eaves Gutter or Spouting; Prefinished Steel, 0.55mm 125 box		6.596 m
	Sheet Roofing; pre-finished; Colorsteel Maxx 5 rib profile, 0.55mm, with wire netting, breathable underlay; and all associated flashings;		61.121 m2
	New Roof Area		61.271 m2
	Painting to 150mm fascia/barge boards		31.724 m
	90x45 Framing, 2450 stud height		25.976 m
	Dwangs - 3 rows		77.927 m
	Uprights		116.891 m
	Bottom plate		24.503 m
	Top plate		28.573 m
	Internal Walls New		25.976 m
	Existing Internal walls		23.537 m
	Extra Stud measure each side of windows and adjoining walls 2750 avg height		62.1 m
	Extra Stud measure each side of windows and adjoining walls 2450 avg height		40.5 m
	Slot Drains to level entry doors at D01 (PSum drain channel \$100 per m)		5.397 m

	Double glazed Aluminium windows - Small		6 no.
	Double glazed Aluminium windows - Medium		9 no.
	Double glazed Aluminium Door Units - Large		1 no.
	Double glazed Aluminium Door Units - Small		3 no.
	Double glazed Aluminium Door Units - Medium		2 no.
	Pre Hung 1980x710mm hollow core; flush panel; Rebated Frames; incl hardware		4 No.
	Pre Hung 1980x760mm hollow core; flush panel; Rebated Frames; incl hardware		3 No.
	Pre Hung Double Doors; 1980x1420mm (2/710) hollow core; flush panel; rebated frames; incl hardware		1 No.
	Barn Style 2200x1200mm hollow core; flush panel; on overhead slide rail; incl hardware		1 No.
	Cavity Slider 1980x1620mm (2/810); hollow core door; flush panel; Rebated Frames; incl hardware;		1 no.
	Cavity Slider 1980x810mm; hollow core door; flush panel; Rebated Frames; incl hardware		1 No.
	Splash backs		15.033 m



IMPORT/
Site level:
the District
planes are

BI	
Risk Factor	
Wind zone	
Number of	
Roofwall	
Eaves width	
Envelope	
Deck design	
Total Risk	



CON:

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2.2.1

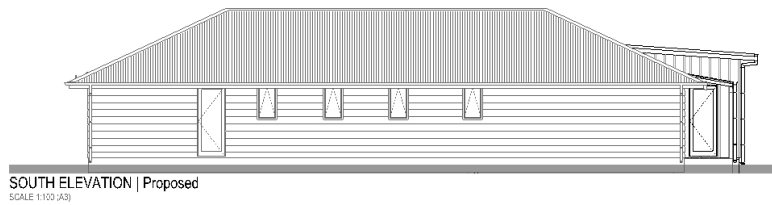
3.2.1

3.2.2

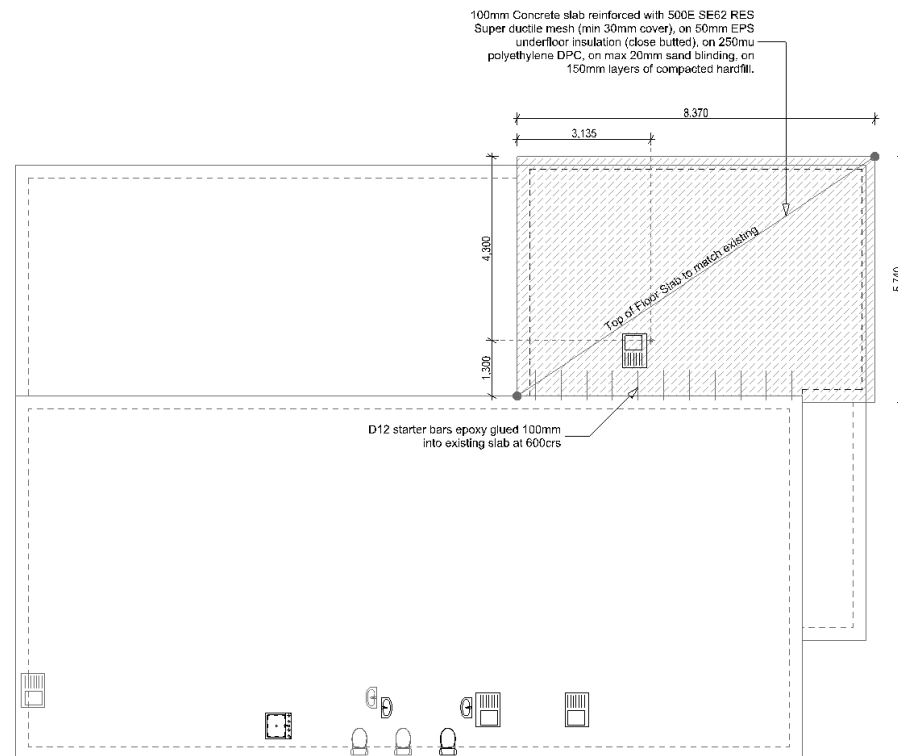
3.2.3

3.2.4

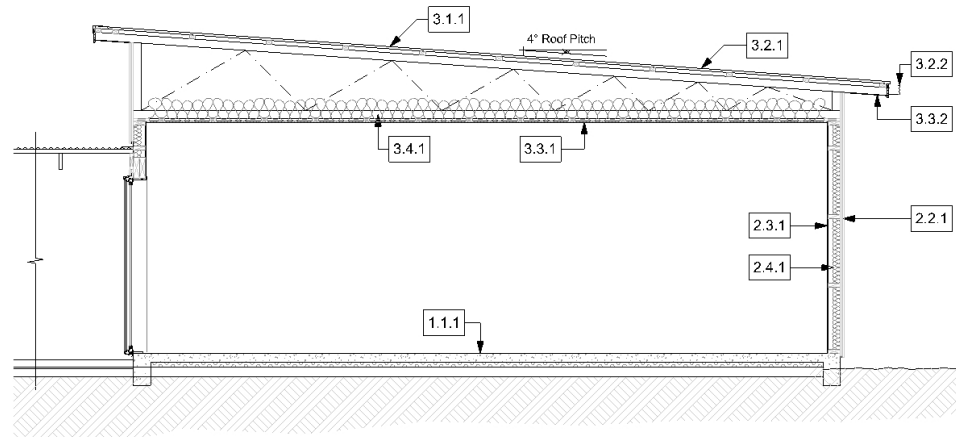
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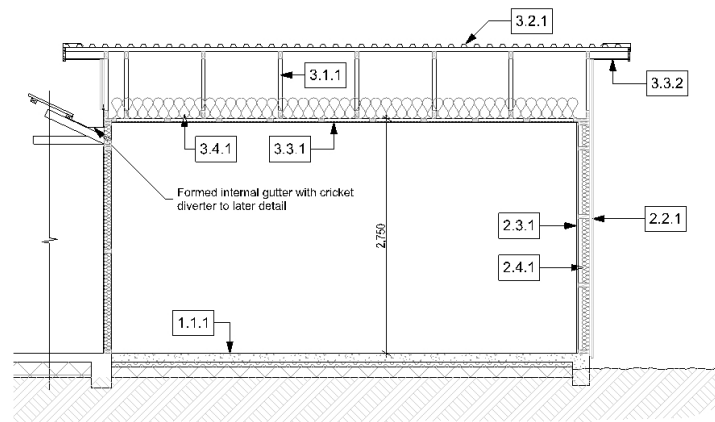
DETAIL | T



FOUNDATION PLAN
SCALE 1:100 (A3)



SECTION AA
SCALE 1:50 (A3)



SECTION B
SCALE 1:50 (A3)