
CARTER GROUP - UPDATE

September 2023

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



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PROJECT DETAILS

Basis of Estimate

This is a cost estimate for the heritage building situated at 325 Montreal St Christchurch, for the Carter Group.

These costs are based on the project being competitively tendered with local suppliers.

Items Specifically Included

Heat pumps incl Outdoor Units

LED Recessed lighting

Note: Following the review of "Statement Of Primary Evidence of Gavin John Stanley on behalf of Christchurch City Council - Qualifying Matter:Heritage (Heritage Sites)" in which sets out a Budget Repair Estimate for 325 Montreal Street, we note the following differences in the scope of works priced:

Structure and envelope

This estimate allows for the removal and replacement of a new tiled roof, new flashings and rainwater goods, and the inclusion of replacing of damaged trusses and framing.

This estimate allows a new foundation beams and building releveling,

This estimate allows for the careful replacement of all external wall framing.

This estimate allows for the full replacement and decoration of weatherboards, insulation and building paper.

This estimate allows for new double glazed sash windows throughout.

Architectural

This estimate allows for a full internal demolition and replacement of internal walls, new finishes, doors, fittings and joinery and make good throughout the property.

Services

This estimate allows for the full removal and replacement of electrical works, plumbing fittings and reticulation and 3no. new heatpumps including external units.

External Works

This estimate allows for removal of debris, arborists, site clearance, and new landscaping.

General

This estimate is a conservative, yet likely and realistic scenario for the replacement of all aspects of the existing structure. Coupled with the Heritage requirements and approvals process required with such projects, means an increase in programme durations P&G costs along with careful construction methodologies, these considerations places this estimate comparatively high compared to a new build facility of a similar size.

Items Specifically Excluded

GST

Resource consent

Carter Group Management Costs

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PROJECT DETAILS

Development Contributions

Legal Fees

Finance Costs

Escalation

Works outside of the 20 x 15m site boundaries

Documents

Dave Pearson Architects Ltd plans

Wilson and Hill Outline Specification and site visit

Informed property inspections building report

Additional Price Options

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LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At August 2023

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
ALL	325 Gloucester Street Works	136	6,994	951,144.23
ESTIMATED NET COST		136	6,994	951,144.23
MARGINS & ADJUSTMENTS				
	Design Contingency		5.0%	47,557.21
	Construction Contingency		15.0%	149,805.22
	Professional Fees		15.0%	172,276.00
	Resource Consent			Excl.
	Building Consent		0.8%	10,566.26
	Development Contributions			Excl.
	Legal Fees			Excl.
	Finance Costs			Excl.
	Heritage Works Contingency		5.0%	66,567.45
	Escalation			Excl.
	Rounding		0.0%	-84.05
ESTIMATED TOTAL COST		136	10,278	1,397,832.32

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LOCATION SUMMARY

GFA: Gross Floor Area

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$	House, 100 - 250m2, Concrete floor slab, kitchen, bathroom, WC, Colorsteel roof, Medium Quality Finishes			Brooksfield Quote											
					GFA m2	New Build Low Range	Total Cost	GFA m2	New Build Medium Range	Total Cost	GFA m2	Brooksfield Quote	Total Cost						
	Demolition																		
	325 Gloucester Street Works	136	6,994	951,144.23	136	\$ 150.00	\$ 20,400.00	136	\$ 150.00	\$ 20,400.00	136	\$ 150.00	\$ 20,400.00						
					136	\$ 2,700.00	\$ 367,200.00	136	\$ 3,000.00	\$ 408,000.00				\$ 459,850.00					
	ESTIMATED NET COST	136	6,994	951,144.23			\$ 387,600.00			\$ 428,400.00				\$ 480,250.00					
MARGINS & ADJUSTMENTS																			
	Design Contingency		5.0%	47,557.21		5%	\$ 19,380.00		5%	\$ 21,420.00		5%		Incl					
	Construction Contingency		15.0%	149,805.22		10%	\$ 40,698.00		10%	\$ 44,982.00		10%	\$ 48,025.00						
	Professional Fees		15.0%	172,276.00		12%	\$ 53,721.36		12%	\$ 59,376.24		12%		Incl					
	Resource Consent			Excl.			Excl.			Excl.									Excl.
	Building Consent		0.8%	10,566.26		0.80%	\$ 4,011.19		0.80%	\$ 4,433.43		0.8%	\$ 4,226.20						
	Development Contributions			Excl.			Excl.			Excl.									Excl.
	Legal Fees			Excl.			Excl.			Excl.									Excl.
	Finance Costs			Excl.			Excl.			Excl.									Excl.
	Heritage Works Contingency		5.0%	66,567.45			Excl.			Excl.									Excl.
	Escalation			Excl.			Excl.			Excl.									Excl.
	Rounding		0.0%	83.63			\$ 589.45			388.33									498.8
	ESTIMATED TOTAL COST	136	10,278	1,398,000.00	136.00	3,720.59	506,000.00	136.00	4,110.29	559,000.00	136.00	3,919.12	533,000.00						