

20th June 2024

Waikari Community Centre
Waikari

Hi Karen,

Thank you for the opportunity to provide a comprehensive **estimate V2** on a Matipo modified plan for the Community Centre. **of 127.7 sqm** to be constructed in Waikari (site address to be confirmed).

Please find our detailed specifications list and Estimate below for your review and feedback:

SPECIFICATION IN DETAIL

Engineers Report	Standard soil test to be completed prior to working drawings.
Draughting Plans	Ready to submit to local council for building consent (deposit for plans required, building consent fees are not included in our estimate)
Insurance	Full Builders All Risk including Public Liability while under construction
Foundations	BaseRaft insulated concrete floor foundations or Timber subfloor and timber piles to a NZBC3604 standard (based on good ground conditions) Floor type to be confirmed for consent drawings.
Wall Frames	90x45 SG8 H1.2 KD; 2.4 stud height, some 140mm walls may be required for large sliders.
Roof	Longrun NZ Colorsteel Custom Orb profile
Fascia & Spouting	Metal fascia and continuous metal spouting with metal or PVC downpipes
Soffits	James Hardie Hardisoffit
Cladding	James Hardie 180 Linea weatherboard as per plan. Corner Soakers, scribes and window sills
Ceiling battens	Metal ceiling battens
Windows	Double glazed aluminium joinery with clear glass; obscure glass for toilet and bathrooms. Designed to meet new H1 Regulations – Argon gas and low E
Front Door	Not applicable

Insulation	Pink Batts to external walls R2.8 and R7.0 to house ceiling, Floor insulation will depend on type of floor.
Interior linings	Gib plasterboard 10mm walls & 13mm for ceilings, Aqualine to bathroom/ensuite walls & ceilings
Gib stopping	To a level 4 paint quality finish throughout
Scotia	Square stopping throughout the building
Skirting	60mm pine skirting and 40mm pine architraves
Shelving	Shelving to be discussed due to type and loads in each area.
Interior doors	Pre-hung Grooved Doors 1980mm, with Windsor Futura range door hardware, bifold door
Painting	Interior: 1 colour to walls and skirtings; 1 colour to door & window frames, architraves and doors; flat white to cove and ceilings (1 undercoat and 2 topcoats of paint) Exterior: 1 colour to soffits; 1 colour to walls (if applicable)
Kitchen	Melteca carcass with laminate square edge bench tops and single bowl stainless steel sink (As per plan, provisional sum to be confirmed)
Splashback	Glass 750mm x 900mm Clear Float glass (7 different colour options available) (Included in the Kitchen provisional sum)
Appliances	Fisher & Paykel Ceramic Cook-top: Fisher & Paykel Single Oven: Model Fisher & Paykel Dishwasher: Model Rangehood: Model Vissari Vogue 900mm To be confirmed with Client
Plumbingware	Englefield vanities (900mm) Englefield Evora toilet suites Methven Waipori tapware & Methven Waipori kitchen mixer Rinnai VT26 Gas Infinity To be confirmed with Client
Bathroom	Wall tiling 300 x 100mm white tiles, 1 row above the vanities. Bathroom mirrors above vanities, toilet roll holders and towel stirrups.
Electrical	Recess LED lighting in all living areas, power points, vented fan units in bathrooms Wifi – type to be discussed. (As per plan, provisional sum of to be confirmed)

Guarantee

Master Builders 10 Year Guarantee available (not included)
 (Details of guarantee can be view at www.masterbuild.co.nz)

**Exclusions:**

Council building consent fees
 Any engineer's reports required.
 Any surveying including peg location.
 Site preparation costs
 Foundation - pile/concrete
 Floor and window coverings
 Heating/cooling options
 Fire Sprinklers or alarms
 Security system
 Decking, steps, porticos, balustrades
 Driveways & paths
 Landscaping
 Connection to services (mains/power/phone/water/sewer /stormwater) and any septic/water tanks required.
 Temporary power/water supply is also owners' care.

Dark paint with an LRV of 46 or less will not be guaranteed by Heartland Homes.

Please note:

As this is a Commercial project this estimate is subject to meeting Council requirements, these are to be confirmed during the design phase.

Heartland Homes estimate price:

Kitset Building – Materials only, not including Foundation	\$245,000.00
Full build – onsite full build	\$450,000.00

All prices Includes GST
 (Estimate Valid for 30 Days)

Karen, we are confident that we can provide you with a high-quality Building that meets the needs of the community. We look forward to meeting with you soon to go over your specifications in detail. If you have any questions, please do not hesitate to contact me at our office to arrange a suitable date and time to discuss.

Yours faithfully,

Geoff & Vicki Foster
Heartland Homes



Please Note:

- Based on a flat building site with good ground conditions
- Constructed to maximum of a high wind zone, earthquake 1 and exposure B – TBC
- No allowance has been made for any engineering designs or additional beams from the standard plan
- Scaffolding based on a level site with good ground conditions
- Extra trips and workmanship required by the builder and painter to install and paint skirting boards where the laminated floor coverings have been used will incur an additional \$1,440 charge.
- In the event of timber movement which results in internal/ external corners or nails/screws popping or peaking, Heartland Homes will not be responsible for this.

ACKNOWLEDGEMENT:

I/We hereby confirm that we accept the above estimate and specifications together with the latest Scheme Plan dated 20/6/2024 and instruct Heartland Homes to produce Pricing plans and confirm Pricing and specs.

I/ We acknowledge that any changes made after this date need to be requested in writing and will be subject to additional cost and invoiced accordingly in addition to the contract payment schedule.

NB: Heartland Homes allows for a maximum of 6 (six) changes to the initial Scheme plan. Changes to plans after permit approval stage will be priced accordingly with a minimum admin fee of \$350.00, plus architects' fees. Changes are discouraged after permit approval stage due to additional costs and associated delays which will be incurred.

Signed: _____ Date: _____
Client/s