



18th July 2008

### NELSON TASMAN PERFORMING ARTS CENTRE – CONCEPT ESTIMATE

The enclosed breakdown is a ball park estimate based on the site feasibility study prepared by Arthouse Architecture Limited on the 3rd August 2007 and reported to the Nelson City Council, Tasman District Council and The Millennium Trust last year.

The estimate has been prepared in association with Ian Thomson, Quantity Surveyor.

The estimate includes the following:

- A 1400 seat performance theatre complete with 24m flytower, lighting, rigging, sound, drapes and associated circulation, green/dressing rooms and service areas
- A 250 seat drama theatre
- A flat floor conference area of at least 900m<sup>2</sup> and associated services. (We have assumed that the Conference Centre will utilise the existing or upgraded kitchen/layout areas located in the Rutherford Hotel)
- 300m<sup>2</sup> of retail space/offices.
- One level of under ground carparking accommodating approx. 140 cars
- Demolition of the existing buildings on site
- Site works including the construction of a landscaped and paved outdoor public space
- Building Research/BIA levies

The estimate excludes

- G.S.T.
- Design/consultant fees
- Council fees/levies
- The cost of the land
- Financing and legal costs
- Upgrading of public footpaths/roading around the site.

As requested, the estimate is divided into two areas, The Performing Arts Centre and the Convention Centre. Ian has also provided an assessment of building costs 4 years from this date based on an assumed inflation rate of 10% over the next 12 months and then 5% compounding over the next 3 years.

Jorgen Andersen ANZIA B.Arch Min Hall FNZIA B.Arch B.Bsc David Wallace FNZIA B.Arch  
Associate: Brian Riley ANZIA B.Arch B.F.A

REGISTERED ARCHITECTS

Ph 03 546 6664 Fax 03 546 6692 PO Box 1325 Nelson

No allowance has been made for any work to upgrade the Rutherford Hotel.

As noted this is a ball park estimate based on block, bulk and location plans produced to ascertain whether the proposed site could accommodate the Nelson Tasman Performing Arts Centre footprint established by the Millennium Trust. A more accurate estimate can only be obtained once more specific design and consultation has been undertaken.



David Wallace

Director: Arthouse Architecture Ltd

Phone: 03 546 6664

Fax: 03 546 6692

mailto: [david@arthousearchitecture.co.nz](mailto:david@arthousearchitecture.co.nz)

performing arts  
 lct 17/07/08  
 arthouse architecture

**Proposed new auditorium/drama and conference centre  
 - Nelson**

**Concept budget**

			4 year increased cost period
<b>Performing arts centre</b>			
Demolition	1.00 sum	100,000.00	127,338.75
Upgrade power supply	1.00 sum	45,000.00	57,302.44
Siteworks	2,830.00 sm	400.00	1,441,474.65
Underground carpark, one level	3,300.00 sm	1,650.00	5,933,594.94
Auditorium	1,692.00 sm	5,500.00	11,850,144.08
Drama	370.00 sm	3,000.00	1,413,450.13
Circulation	1,800.00 sm	3,000.00	6,876,292.50
Ditto to second level including service rms	1,800.00 sm	2,500.00	5,730,243.75
Retail	300.00 sm	2,500.00	955,040.63
Seating	1.00 sum	870,750.00	1,108,802.17
Building research/BIA fees	1.00 sum	70,396.27	89,641.73

**Lighting/sound/rigging/drapes**

1.00 sum	1,607,700.00	28,729,146.27	36,583,335.74
		1,607,700.00	2,047,225.08
		<u>30,336,846.27</u>	<u>38,630,560.83</u>

**Convention centre**  
 Underground carpark, one level  
 Convention space  
 Ground floor lobby area  
 E.v for decks and roof over carpark  
 Building research/BIA fees

1,800.00 sm	1,650.00	2,970,000.00	3,781,960.88
1,300.00 sm	2,500.00	3,250,000.00	4,138,509.38
850.00 sm	2,000.00	1,300,000.00	1,655,403.75
360.00 sm	600.00	216,000.00	275,051.70
1.00 sum	19,597.87	19,597.87	24,955.68

Combined total

1.00 sum

7,755,597.87      9,875,881.38  
 38,092,444.13      38,506,442.20

2001      2012

**Note:**  
 All values exclude GST  
 All design/engineering fees excluded  
 All council fees/levies excluded  
 Excludes upgrading roading/footpaths around site  
 Excludes land cost, financing, legal costs

As no indication of level of specification required, we anticipate a reasonably high level, but caution that rates are indicative only and will change with fanl size, shape, specifications and timeline.

Assessed Increased costs based on next 12months @10% then following 3 years @ 5% compounding

