

**Rough Order of Cost**

Ball Park estimate based on early sketch plans. Suitable for developers at pre-purchase or resource consent stage. Applies the applicable square metre rate to the type and nature of the building with total sums added for various components such as fixtures and fittings and special project features.

**Budget / Elemental Estimate**

Entry level estimate suitable for both new build and alteration work. Based on preliminary plans or for projects with limited information using a single rate for material and labour costs summarised by stages of construction. Will meet most finance application requirements.

**Detailed Estimate**

Next level estimate suitable for pre-tender indication of cost, tender comparison and negotiated contracts. Based on detailed design plans and structural drawings using separate rates for labour, material costs and subcontractor trades as well as providing estimated project time frames.

**Specified Trade**

Tailored to suit your requirements. Suitable for subcontractors. Includes a measure of the required components and applies your trade rates. We can measure Roofing, Paving, Blockwork, Painting, Floor Coverings, Electrical, Plumbing and Drainage, Siteworks, Landscaping, Solid Plaster, Windows and Joinery.

**Labour Only**

Pricing for labour only work or if you prefer to have your supplier complete and provide their own materials list. We provide a summary of hours and time frame required.

**Tender Files**

Tailored to suit tender summary as supplied by architect. Suitable for builders and tender preparation. Includes a detailed estimate report with a take-off page providing a breakdown of the measure.

**Part Tender**

Similar to the detailed estimate but we work with your supplier to present a report which includes materials at your cost rates. Labour and margin rates are included and a tender summary is provided for you to add your subcontractor trades. P&G section is supplied as a guide.

**Full Tender**

Requires a full set of contract documents and a list of preferred subcontractors including contact details. We prepare a full materials and labour measure and P&G section, assemble subcontractor quotes and work with you to compete the tender documents.