

design TRIBE

Space planning - Te Raukura Administration & Education Centre

Function	Number of people	Occupant density / m ² per person	Area required / m ²
Reception			60
Open plan office	6	10	60
Large meeting room	20	1.1	22
Kitchenette (in above)			6
Small meeting room	8	1.1	9
Large seminar room	80	2	160
Kitchen			50
Archive room			20
Library and hot desks	6	10	60
Gallery	45	4	180
Taonga room	15	4	60
Male toilets/shower			12
Female toilets/shower			12
Accessible toilet/shower			4.2
Circulation, walls			144
INDOOR TOTAL AREA			860

Verandahs			90
Ramps and stairs			40
Recycling bay			6
OUTDOOR TOTAL AREA			136

Car parks and aisle (normal)	60	20.8	1248
Car parks and aisle (acc.)	6	28.8	173
Loading zone			80
Buses			200
TOTAL PARKING AREA			1701

	Area / m ²	Cost rate / \$ per m ²	Estimated cost / \$
BUILDING AREA (INDOOR)	860	\$ 4,000.00	\$ 3,440,000.00
OUTDOOR AREA	136	\$ 600.00	\$ 81,600.00
PARKING	1701	\$ 100.00	\$ 170,100.00
TOTAL CONSTRUCTION COST			\$ 3,691,700.00

Note: Cost rate for building includes an allowance for sustainability features.

Contingency	15%	\$	553,755.00
Professional fees and consents	20%	\$	738,340.00
TOTAL COST (excluding GST)		\$	4,983,795.00