

Tei Tei Drive Development Ohakune

Date - Feb 2023
Status - Internal



1.0 Executive Summary

The Quantity Surveyor was requested by Kāinga Ora to produce an Conceptual Estimate for the Tei Tei Drive Development Ohakune.

The purpose of this estimate is to provide Kāinga Ora with a cost estimate that includes:

- Consideration of the construction scope presented in the brief.
- Considers a contingency.

2.0 Clarifications & Assumptions

We have the following Clarifications and Assumptions:

- Normal working hours, Monday to Friday 07:00am to 17:00pm will apply. No allowances have been included for weekend or shift work.
- We have assumed that the works will be competitively tendered on the open market or negotiated with a preferred contractor using market applicable rates. No additional allowance has been included for Limb 2 uplift or alliance overheads.
- All works will comply with the necessary Resource Consent and Building Consent requirements and conditions.
- Due to the high level conceptual nature of the design, all scope included have been assumed to be included and are based upon other similar projects.
- We have assumed that no contamination is present onsite.
- We have included for Stage 1 works only, unless indicated otherwise.

3.0 Exclusions

The following is excluded from the Conceptual Estimate:

- Consultancy fees
- Consenting fees
- Escalation beyond third quarter 2023.
- GST.
- Kāinga Ora overhead costs
- Design Costs
- Development Contributions

4.0 Cost Estimate

4.1 Project Documentation

The following documentation was used for the Conceptual Estimate:

- Concept Tei Tei Drive Ohakune KOHC Concept Drawings 21.9.2022
- Ruapehu District Council Teitei Drive, Ohakune Site Development Feasibility Report 200801 Rev. 1 18 December 2020

4.2 Contingency / Risk

- The estimate includes a construction/risk contingency of 20%.
- We note that the current health pandemic, Covid-19, is affecting many industries worldwide including construction. We have not made any specific allowance for any potential delays and/or issues related to materials required for the project as a result of the global pandemic including manufacturing and supply issues.

- We note that New Zealand construction tender market is currently experiencing fluctuations in commodity prices along with uncertainty in both labour, materials and fabrication resource availability. No special allowance is made for this "procurement" risk.

4.3 Estimate Summary

The following is a summary of the estimated package costs, including contingencies:

Description	Estimate (\$)
Construction	4,643,513
Consultant Fees	Excl.
Kāinga Ora Internal Costs	Excl.
Consenting Costs	Excl.
Contingencies (20%)	928,703
Total Estimate	5,572,216

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REVISION HISTORY

Rev	DESCRIPTION	DATE
0.0	Conceptual Estimate	1/02/2023

VERIFICATION

PREPARED BY: s 9(2)(a)

REVIEWED BY: s 9(2)(a)

This report has been prepared on the specific instructions of Kāinga Ora. It is solely for Kāinga Ora's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Kāinga Ora has not given its prior written consent, is at that person's own risk. This report is valid for 30 days after which it should be reconfirmed by the Quantity Surveyor.

SUMMARY

Code	Description	Total
1	General & Specific Preambles	
2	Preliminaries & General (15%)	605,675.63
3	Environmental Compliance and QA	65,000.00
4	TTM (1%)	39,335.03
5	Site Clearance	5,000.00
6	Earthworks	44,003.50
7	Drainage	1,079,450.00
8	Pump Station	575,000.00
9	Utilities	1,061,510.00
10	Roading	258,607.00
11	Signage	10,000.00
12	Concrete Works	124,770.00
13	Landscaping	125,161.00
14	Offsite Works	650,000.00
15	Development Contributions	Excl.
16	Purchase of Land	1.00
	Sub-total Construction	4,643,513.16
8	Professional Fees	Excl.
9	Consenting	Excl.
10	Internal Kāinga Ora Costs	Excl.
11	Contingencies (20%)	928,702.63
	TOTAL	5,572,215.79