

Concept Budget Estimate

RANGIURU LOG TRANSFER STATION TRUCK/RAIL RANGIURU

April 2020



KINGSTONS



1.0 BRIEF OVERVIEW

This Concept Budget Estimate has been prepared for Rangiuru Industrial Developments to forecast construction costs for the New Log Transfer Station Truck/Rail project and has been prepared for the benefit of the Rangiuru Industrial Developments Ltd. Please note that all monetary values stated within this report are exclusive of GST.

We have based the concept estimate on the following documentation

Design Engine sketch drawings SK 010-017 dated 9 April 2020

Design Engine Renders dated 9 April 2020

Geotech report and preload information provided by CMW dated 6 April 2020

Cut and fill quantities as advised by H & G April 2020

Railway costs based on 2014 quote from kiwi rail extrapolated to 2020 costs

Land cost advised by Mr Ian Dustin April 2020

Development Contribution value as advised by Mr Jack Dustin.



2.0 CONCEPT BUDGET ESTIMATE

The concept construction budget for this project is noted below.

Rangiuru Log Transfer Station Truck/Rail		12 April 2020
Estimate		Value
1	Current Land purchased is an area of 35.2687 Ha plus RIDL has an option of an additional adjacent land purchase of 25.7279 Ha which will give the development a combined area of 60.966 Ha. (Average cost \$89.39/m2)	\$54,500,000
2	Site preparation, land remediation	86,256,525
3	Fumigation Sheds	96,632,000
4	Admin office/Warehouse	1,692,000
5	scaleing weighing area	1,338,495
6	log truck road access	100,000
7	truck stop diesel pumps ablutions café	3,500,000
8	Debarker	16,500,000
9	rail line and sidings	47,228,000
10	trailer gantry crane	300,000
11	50kw solar panel array	200,000
12	Site infrastructure, power,water,sewer,stormwater	9,894,000
13	Site finishes, hardstand,	22,617,159
14	Development Levies as advised	36,656,833
15	Professional Fees	20,375,343
	Total	\$397,790,355
	Contingency Allowance	\$37,803,190
	TOTAL EXCL GST	\$435,593,545

3.0 INCLUSIONS & EXCLUSIONS

3.1 Concept Estimate Exclusions

The following are exclusions from the concept budget estimate

- Additional Ground improvement other than that advised by CMW Geotech
- Finance and holding costs.
- Future Escalation.
- Goods and Services Tax.
- Additional Costs due to changes in Government legislation.
- Specialist Equipment ie; loaders, forklifts rolling stock etc.

3.2 Concept Estimate Inclusions

- land purchase of adjacent 25Ha, essential for strategic expansion and safeguarding the future of the Project.
- Ground improvement based on advice from CMW Geotech and fill quantities from H & G.
- Professional fees based on Consultant submissions.

4.0 EMPLOYEES HOURS

As an indication of the worth of this project to the community we have calculated the approximate number of labour hours for this project, this is based on various rule of thumb breakdowns for labour and materials splits of various projects.

The estimated amount of manhours is approximately 2,045,000.

Based on an average wage* of say \$25/hr equates to \$51,125,000 in wages will be brought into the local community by this project.

*<https://nz.indeed.com/salaries/construction-worker-Salaries>

Please contact the undersigned should you require anything further

KINGSTON PARTNERS LIMITED



John D Moore
Director

Rangiuru log and transfer station

Job Name : <u>RANGIURU FIN</u>	<u>Job Description</u>
Client's Name:	

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Land cost	13.70		54,500,000
2	Site preparation	21.68		86,256,525
3	Fumigation sheds	24.29		96,632,000
4	Admin office warehouse	0.43		1,692,000
5	scaleing weighing	0.34		1,338,495
6	log truck access	0.03		100,000
7	truck stop	0.88		3,500,000
8	debarking	4.15		16,500,000
9	rail line and sidings	11.87		47,228,000
10	trailer gantry crane	0.08		300,000
11	solar panels	0.05		200,000
12	site services	2.49		9,894,000
13	site finishes	5.69		22,617,159
14	professional fees	5.12		20,375,343
15	development levies	9.22		36,656,833
		100.00		397,790,355

Final Total : \$ 397,790,355

Rangiuru log Transfer station

Job Name : <u>RANGIURU FIN</u>	<u>Job Description</u>
Client's Name:	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>Land cost</u>						
1		1.00	no	54,500,000.00		54,500,000.00
<u>Land cost</u>						Total : 54,500,000.00
Trade : 2 <u>Site preparation</u>						
1	Clear site	351,000.00	m2	0.50	1.00	177,255.00
2	remove topsoil	351,000.00	m2	2.00	1.00	709,020.00
3	cut to fill assume 10.0 is the level	18,750.00	m3	8.00	1.00	151,500.00
4	imported fill	1,150,000.00	m3	24.00	1.00	27,876,000.00
5	ground remediation	3,000.00	m2	1,500.00	1.00	4,545,000.00
6	retaining structure to western boundary humes anchorbloc	2,700.00	m2	750.00	1.00	2,045,250.00
7						
<u>Preload</u>						
8	preload gulley areas with gap 65 and cartaway surplus. Assumed 250,000 m3 will be reused for basecourse under roads etc	600,000.00	m3	75.00	1.00	45,450,000.00
9	cartaway/sell preload material	350,000.00	m3	15.00	1.00	5,302,500.00
<u>Site preparation</u>						Total : 86,256,525.00
Trade : 3 <u>Fumigation sheds</u>						
1	fumigation sheds	152,608.00	m2	875.00		133,532,000.00
2	delete shared central wall	15,504.00	m	(2,450.98)		-38,000,000.00
3	Equipment MB	1.00	no	1,100,000.00		1,100,000.00
<u>Fumigation sheds</u>						Total : 96,632,000.00
Trade : 4 <u>Admin office warehouse</u>						
1	warehouse	768.00	m2	1,500.00		1,152,000.00
2	Admin	216.00	m2	2,500.00		540,000.00
<u>Admin office warehouse</u>						Total : 1,692,000.00
Trade : 5 <u>scaling weighing</u>						
1	slab	9,231.00	m2	145.00		1,338,495.00
<u>scaling weighing</u>						Total : 1,338,495.00

Rangiuru log Transfer station

Job Name : <u>RANGIURU FIN</u>	<u>Job Description</u>
Client's Name:	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 6 <u>log truck access</u></i>						
1	road access and gates	1.00	no	100,000.00		100,000.00
<u>log truck access</u>						Total : 100,000.00
<i>Trade : 7 <u>truck stop</u></i>						
1	truck stop and parking	1.00	no	3,500,000.00		3,500,000.00
<u>truck stop</u>						Total : 3,500,000.00
<i>Trade : 8 <u>debarking</u></i>						
1	debarker	1.00	no	15,000,000.00		15,000,000.00
2	timberlands cost \$13.5million may 2019					
3	suggest allow \$15 million					
<u>Extra foundations</u>						
4	750mm diam piles 25m long 4% rebar	40.00	no	37,500.00		1,500,000.00
<u>debarking</u>						Total : 16,500,000.00
<i>Trade : 9 <u>rail line and sidings</u></i>						
1	length of line	23,614.00	m	2,000.00		47,228,000.00
<u>rail line and sidings</u>						Total : 47,228,000.00
<i>Trade : 10 <u>trailer gantry crane</u></i>						
1	A frame gantry crane	1.00	no	300,000.00		300,000.00
<u>trailer gantry crane</u>						Total : 300,000.00
<i>Trade : 11 <u>solar panels</u></i>						
1	50kw system	1.00	no	200,000.00		200,000.00
<u>solar panels</u>						Total : 200,000.00
<i>Trade : 12 <u>site services</u></i>						
1	power	1.00	Allow	2,000,000.00	2.00	2,040,000.00
2	water	1.00	Allow	1,500,000.00	2.00	1,530,000.00
3	sewer	1.00	Allow	1,000,000.00	2.00	1,020,000.00
4	stormwater	1.00	Allow	5,000,000.00	2.00	5,100,000.00

Rangiuru log Transfer station

Job Name : <u>RANGIURU FIN</u>	<u>Job Description</u>
Client's Name:	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 12 <u>site services</u></i>						<i>(Continued)</i>
5	fibre	1.00	Allow	200,000.00	2.00	204,000.00
<u>site services</u>					Total :	9,894,000.00
<i>Trade : 13 <u>site finishes</u></i>						
1	roading assumed 120mm thick asphalt on basecourse	19,866.00	m2	128.10	2.00	2,595,731.29
2	log yard assumed 120mm thick asphalt on basecourse	148,404.00	m2	128.10	2.00	19,390,763.45
3	landscaping	20,814.00	m2	30.00	1.00	630,664.20
<u>site finishes</u>					Total :	22,617,158.94
<i>Trade : 14 <u>professional fees</u></i>						
1	Architect	1.00	no	1,200,000.00	5.00	1,260,000.00
2	Structural	1.00	no	4,500,000.00		4,500,000.00
3	civil	1.00	no			INCL
4	fire	1.00	no			INCL
5	geotech	1.00	no	225,000.00	5.00	236,250.00
6	Surveying	1.00	no	750,000.00	5.00	787,500.00
7	mech elect	1.00	no	200,000.00	5.00	210,000.00
8	Project manager	1.00	no	1,600,000.00	5.00	1,680,000.00
9	Quantity surveyor	1.00	no	2,073,000.00	5.00	2,176,650.00
10	Traffic	1.00	no	19,850.00	5.00	20,842.50
11	legal	1.00	no	200,000.00		200,000.00
12	lwi consultation	1.00	no	150,000.00	5.00	157,500.00
13	Planning consultant	1.00	no	92,000.00	5.00	96,600.00
14	resource consent	1.00	no	1,000,000.00	5.00	1,050,000.00
15	management fee	1.00	no	8,000,000.00		8,000,000.00
<u>professional fees</u>					Total :	20,375,342.50
<i>Trade : 15 <u>development levies</u></i>						
1	as per jack dustin calculation	1.00	no	36,656,833.00		36,656,833.00
<u>development levies</u>					Total :	36,656,833.00