

## Tei Tei Drive Development Ohakune Ohakune

Concept Estimate - Revised Masterplan  
Enabling Works - Rev 1



Prepared For:  
**Kāinga Ora**

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## REVISION HISTORY

Rev	DESCRIPTION	DATE
0.0	Concept Estimate - Revised Masterplan	1/02/2024
0.0	Concept Estimate - Revised Masterplan - Enabling works	12/02/2024
1.0	Concept Estimate - Revised Masterplan - Enabling works	14/02/2024

## VERIFICATION

PREPARED BY: 9(2)(a)

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REVIEWED BY: 9(2)(a)

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## 1.0 Executive Summary

Stellar Projects Ltd have been commissioned by Kāinga Ora to produce a Concept Estimate for the revised masterplan provided.

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

- Consideration of the updated masterplan and layout presented in the brief and concept drawings.
- A separate cost for the enabling works envisaged
- Considers a contingency aligned with the current status of information available.

## 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.
- 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, the scope included has been derived from previous detailed drawings where possible, specifications have been assumed, and allowances have been made based upon other similar projects.
- A limited allowance has been made for traffic management given the site locality and scope of works. Program, phasing and methodology would be required to confirm possible traffic management.
- We have included for Stage 1 works only, unless indicated otherwise.
- The earthworks volumes are derived from previous detailed drawings and volumes provided, with minor adjustments anticipated with the new masterplan layout. Final estimated volumes require input from engineers.
- We have assumed that locally sourced material is acceptable to be used as clean fill.
- We have assumed that no contamination is present onsite.
- It is assumed that no excavated materials will leave site and that materials sourced from site is of suitable grade to be used as structural fill on site.
- We have assumed that the provided cut volumes are to finished design level and does not include for any cut to both roading, footpaths, drainage and landscaping.
- The provided volumes on the drawings are assumed to be net volumes.
- The topsoil to be removed as part of site clearance is assumed to be re-used for landscaping, i.e. no imported topsoil has been allowed for.
- We have included all clean and dirty water diversion bunds and decanting earth bunds as per the original drawing set as we deem it necessary to complete this scope of works
- The "Stormwater Drain" as indicated on the drawings is assumed to refer to a swale drain.
- Limited to no specifications are available for footpaths, roading and associated works to berms etc. Allowances and assumptions in this regard have been made as set out in the schedule.
- We have assumed that footpaths will only be on a single side of the road and will be a 100mm thick concrete footpath.
- As requested by the project team, a Right Hand turn bay from SH49 onto Teitei Drive has been included into the estimate. This has an assumed scope based on recent projects to include new line markings and limited additional widening added.
- Telecommunications and upgrades have been excluded. They are however deemed necessary for the scope of works, and cost estimate / details from the appropriate entities will be required to be included in the estimate.

- An allowance have been included for Power Networks upgrades to bring power to the site based on input received from power entity.
- A combined service trench has been included, with an allowance for ducts for power, lighting and telecoms.
- All Stormwater and Wastewater measures are taken from the long sections.
- The Pump station allowance is high level due to level of information available. Further detail needs to be supplied to refine and update the cost estimate.
- No allowance for any scope of work or landscaping to the stream reserve area has been made. Should a footpath through the stream reserve be required, this would be approximately 364m<sup>2</sup> and equate to \$73 800 inclusive of P&G's and contingency.
- A provisional amount for the anticipated landscaping to the existing wetland reserve at the entrance to Stage 1 has been allowed. The allowance is provisional, subjetc to clarification on scope, topsoil, coconut matting landscaping etc.
- All other green reserve areas assumed to receive topsoil & hydro seeding - no other allowances for landscaping, trees, planting, footpaths, and associated maintenance.
- The enabling works scope has been derived from the drawings provided. Assumptions on applicable specifications not yet indicated have been made, once details are confirmed this will be updated.
- The environmental compliance work, as well as site clearance for the enabling works, have been taken into account for the Stage 1 scope of work estimate.

### 3.0 Exclusions

The following is excluded from the Concept Estimate - Revised Masterplan:

- Any works to existing streams
- Handling and disposal of contaminated soil
- Street lights, including luminaires, posts, foundations & connections to infrastructure
- Consultancy fees
- Consenting fees
- Escalation beyond first quarter 2024.
- GST.
- Kāinga Ora overhead costs
- Design Costs
- Development Contributions, land purchasing costs etc.

### 4.0 Cost Estimate

#### 4.1 Project Documentation

The following documentation was used for the Conceptual Estimate:

- 231025\_IGL\_4819\_Ohakune Masterplan\_Stage1&LotSizes
- 220528-101 Markup for entrance scope
- 220528-205 Entrance Earthworks Existing Contour Plan
- 220528-206 Entrance Earthworks Proposed Contour Plan
- Drawing 220528 SW pond and stream sketch, undated
- 220528-207 Entrance Earthworks Proposed Cut & Fill Plan

#### 4.2 Contingency / Risk

- The estimate includes a construction/risk contingency of 20%.
- We note that New Zealand construction tender market is currently experiencing fluctuations in some trades 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:

#### A STAGE 1 SCOPE OF WORK

Description		Estimate (\$)
Tei Tei Drive Development Ohakune		5,406,771.50
<b>Sub - Total Construction</b>		<b>5,406,772</b>
Preliminaries and General	15%	813,656
TTM		17,600
<b>Sub - Total Construction incl. P&amp;G</b>		<b>6,238,028</b>
Professional Fees		Excl
Council Costs - Council PM & Lodgement		Excl
Internal Kainga Ora Costs		Excl
<b>Sub - Total (Excl Contingency)</b>		<b>6,238,028</b>
Contingency @ 20%		<b>1,247,606</b>
<b>Total</b>		<b>7,485,634</b>

#### B ENABLING WORKS

Description		Estimate (\$)
Tei Tei Drive Development Ohakune - Enabling Works		166,817.50
<b>Sub - Total Construction</b>		<b>166,818</b>
Preliminaries and General	20%	33,364
TTM		7,000
<b>Sub - Total Construction incl. P&amp;G</b>		<b>207,182</b>
Professional Fees		Excl
Council Costs - Council PM & Lodgement		Excl
Internal Kainga Ora Costs		Excl
<b>Sub - Total (Excl Contingency)</b>		<b>207,182</b>
Contingency @ 20%		<b>41,436</b>
<b>Total</b>		<b>248,618</b>
<b>TOTAL ESTIMATE INCL ENABLING WORKS</b>		<b>7,734,252</b>