24/02/23

The Director
No 1 Hansen Road Limited
c/- The Business Advisory Group
Level 9, 55 Shortland Street
Auckland 1010,

RE: Junction Village Workers Accommodation Proposal

Dear Sir,

Background

CMP Construction Ltd is a top tier commercial construction company based in Auckland New Zealand www.cmp.net.nz . We operate in vertical construction projects including, multi rise apartment & office blocks, commercial carparking buildings, multi-level hotels, residential & retirement complexes, and industrial warehouses.

The company has over 10 commercial projects on the go in Auckland, Wellington, Christchurch & Queenstown. CMP has a unique project management and project financial methodology relationship with its clients which significantly reduces the risk of major project issues arising.

CMP has been directly involved in the project at 1 Hansen Road Queenstown for more than 2 years. We have undertaken the consultant management for the design of the Junction Village subdivision, and we are currently project managing the construction and delivery of both the subdivision & the 3x level 6000m2 car storage building which is now under construction on this site.

Worker Accommodation Project

CMP has been asked to work on the next stage of the development at 1 Hansen Road which is a unique worker accommodation scheme for the area which will be a major contributor to relieving one of Queenstown's major issues which is a shortage of labour. This issue has been well reported and one of the key limitations for more labour coming to Queenstown is the lack of accommodation for those workers.

CMP Construction Ltd.
25 Drake Street, Victoria Park
Auckland CBD 1010

Mailing Address
PO Box 90895 Victoria St West
Auckland 1142

Telephone: 09 368 5215
Email: admin@cmp.net.nz
www.cmp.net.nz

The CMP Project management staff currently on site in Queenstown are locally based and are well positioned to undertake the proposed development of Workers Accommodation Project

Technical Proposal

Thank you for the opportunity to provide feasibility workings for program & costing for the worker accommodation blocks situated on the following lots in the Junction Village subdivision Frankton Queenstown.

We have reviewed the footprint of the proposed workers accommodation based off the plans provided. Please find enclosed our workings on construction durations, construction programming, and resourcing levelling based off a methodology of the bulk & location plans supplied.

In absence of any real construction detail at this early stage, we have applied high level metre rates for construction that covers the excavation & foundation works associated to "good ground". We have considered the design & build of a moment structure comprising structural steel frame connected to concrete slab on grade. We have allowed for mid-floors to be built as suspended concrete composite type with the likes of Kingspan panels as a warm roof structure. The exterior envelope made up of curtain wall cladding system, aluminium or PVC double glazed windows & doors, Juliette balconies designed accordingly with in the foot-print of the structure.

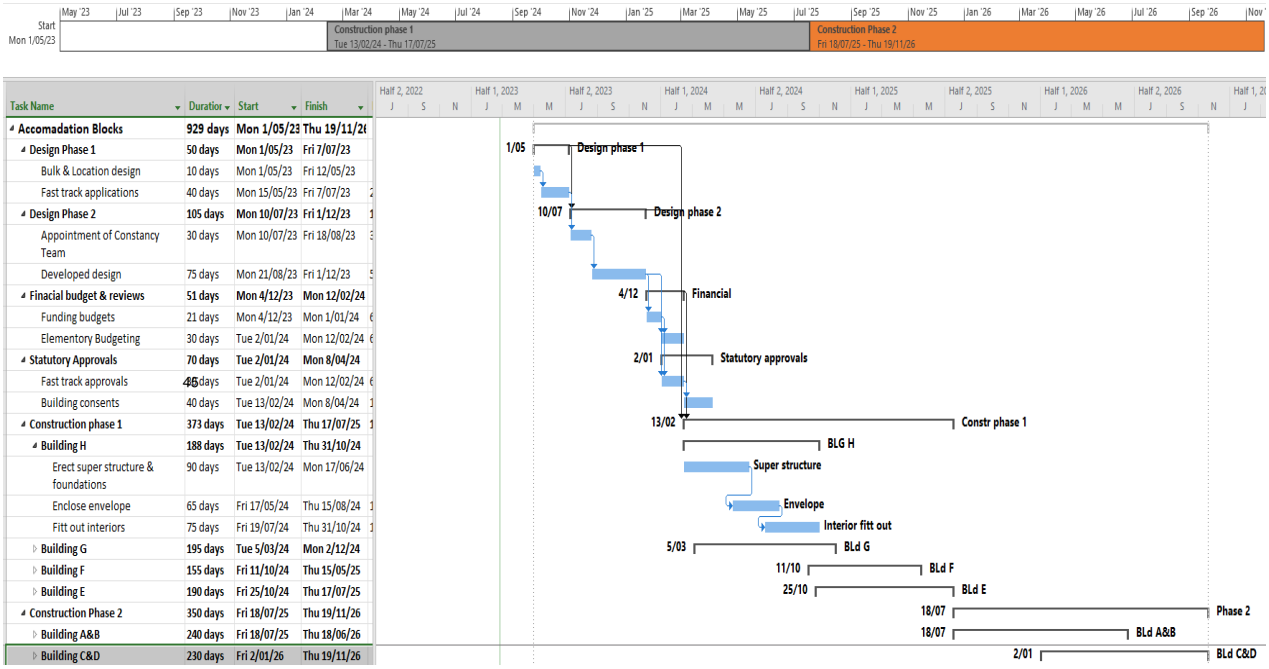
We have allowed for interior provisions for climate control air conditioning, heating & ventilation, noise mitigation requirements in relation to the airport, electrical & data, with moderate interior finishes for painting & decorating. Building access will be via egress stairwells with elevators to each of the proposed buildings have been considered as have fire and evacuation requirements within the building costs provided.

Our considerations have been in line with the building footprints laid out on the drawings provided & identified within the table of contents below. We see the pragmatic approach for construction starting with the buildings fronting the State Highway, prioritising the south-western end of the site, working west to east as being the 1st phase of construction.

The 2nd phase of the construction is to build the accommodation blocks at the rear of the site adjoining the car storage building, at the completion of the buildings at the front.
Access to areas under construction for the placement of materials would be via appropriately sized tower cranes strategically positioned between the building blocks that could service & reach both building blocks from the one position. The sequence of the build is identified in the Gantt Chart program below.

Planning works are inclusive of design, statutory approvals, and financial budgeting is expected to take 11-12 months, with the construction duration of phase 1 & 2 expected to take between 30-34 months

Construction Program



Construction Costs / Resource Levelling / Employment During Construction

Building	Footprint m2	Levels	Total floor area m2	Resource hours @ 45 hours p/week	Building duration = days	Construction cost p/sqm
Design/financials/ approvals				29808	276	
A	480	6	2900	54000	120	10,150000
B	450	6	2700	54000	120	9,450000
C	550	6	3300	54000	115	11,550000
D	480	6	2900	54000	115	10,150000
E	660	4	2600	59850	190	9,100000
F	430	3	1300	48825	155	4,550000
G	670	3	2000	61425	195	7,000000
H	900	4	3600	59220	188	12,600000
Totals - approx				500 FTE Jobs		$75m

Employment Post Construction

Property Management works - Post Construction							
			Phase 1 Buildings E-H = 9500m2	Phase 2 Buildings A-D = 11800 m2			
						Total m2	**Total Labour Units** FTE - pa
Job discription	Gross area sqm		9500	11800		**21300**	
General Management			1	1.5			3
Management - on site			2	2			4
Maintenance interior			2	3			5
Maintenance exterior			3	4			7
*Cleaning -m2 pw		1200					
Cleaning - units pa			8	10			18
Consultants			1	1.5			3
			18	**22**			**40**
						cks m	40
* Cleaning = 1x room = 50x pa - 1 labour unit cleans 240m2 per day = m2 per week =						1200	

Employment Summary

During the Planning, Consenting and Construction Phases of the project, we estimate that there will be some 400,000 to 500,000 hours of work created and this will equate to approximately 500 FTE (full time equivalent) jobs. After the full construction completion we estimate that the project will result in some 40 FTE jobs created in management, maintenance and servicing of the development and these job will ramp up to that level during the construction phase.

Yours faithfully
CMP Construction Limited

Steve Savery