

# A Coastal Review



# Engineering Outline



# Cost Report

## Little Bay Port Development

<b>Description</b>	<b>Costing US\$</b>
Beach stabilisation	300,000.00
Extension of beach inland	200,000.00
Construction of large reef off Little Bay Bluff	5,000,000.00
Construction of small reefs off Potato Hill	1,000,000.00
Upgrade existing port jetty to cater for super yachts	1,500,000.00
Construction of Buildings	4,000,000.00
Remove section of existing revetment and construct dry dock inclusive of equipment (crane etc)	4,000,000.00
Construct lined channel along existing port drain and installation of silt traps upstream	2,000,000.00
Divert existing drain to the north of cricket field and discharge merge with drain adjacent to existing port compound including road crossings	1,600,000.00
Earthworks in area of proposed hotel development	1,000,000.00
<b>Total</b>	<b>20,600,000.00</b>

The additional revenue stream associated with the super yachts berths and maintenance facilities is anticipated to recover the existing and further investment costs over a five (5) year period.

# Cost Report

## Port Development - Carr's Bay

Schedule	Costing US\$
Description	Amount
Provide port facilities at Carr's Bay	70,000,000.00
Drainage Diversion of Collins and Caines Rivers	2,000,000.00
Bond & Storage Areas	1,500,000.00
Provide 10,000 Sq.ft of Building space for Customs & Offices	1,200,000.00
Container Storage Areas (1Acre)	100,000.00
Harvest 2 Acres Back of Proposed Port	250,000.00
Reclaim Area for Fish Market and Supporting Shops	240,000.00
Ridged Structure for Fish Market	240,000.00
Additional Structures	175,000.00
<b>Total</b>	<b>75,705,000.00</b>

# Cost Report

## Government Buildings

Schedule	Costing US\$
Description	Amount
Parliament Building	2,250,000.00
Court House	1,500,000.00
Social Security	2,250,000.00
Museum	1,500,000.00
Volcano Interpretation Centre	1,500,000.00
Landscaping area of playing field including surrounding park and greenery	1,750,000.00
<b>Total</b>	<b>10,750,000.00</b>

# Cost Report

## Town Center - Pipers Pond

Schedule	Costing US\$
Description	Amount
Excavate and remove existing pond material	6,000,000.00
Supply, spread and compact rock fill material	9,000,000.00
Buildings 2 Storey	15,000,000.00
Provision of Car park and Town Square	1,000,000.00
Provision of Service Roads	250,000.00
Allow for minor drainage and retaining walls	250,000.00
Construct Box/Drain to remove surface water from existing trapezoidal drain	650,000.00
Boardwalk from Carr's Bay to Little Bay along base of Potato Hill (400mx1.2m)	650,000.00
<b>Total</b>	<b>32,800,000.00</b>

# Cost Report

## Biodiversity Facility

Schedule	Costing US\$
Description	Amount
Accommodations	2,640,000.00
Public Areas	2,640,000.00
Laboratories	3,000,000.00
Villas (6Nos with 1000 Sq.ft each)	720,000.00
Provisions for Lookout Access	250,000.00
Provisions for Car park	250,000.00
<b>Total</b>	<b>9,500,000.00</b>

# Cost Report

## Recreation Area

Schedule	Costing US\$
Description	Amount
Development of 4no buildings around playing field	3,600,000.00
Construction of Amphitheatre	360,000.00
Construction of Serviced Access Road at Base of Banito Hill	500,000.00
<b>Total</b>	<b>4,460,000.00</b>



# Summary

## Financial Summary of Revised Little Bay Master Plan Public Financing

Description	Amount US\$
Port Development - Car's Bay	75,705,000.00
Little Bay Port - Yachting Dock/Facilities, Beach Improvements & Reefs	20,600,000.00
Town Centre - Pipes Pond	32,800,000.00
Government Buildings	10,750,000.00
Recreation Area	4,460,000.00
Biodiversity Facility	9,500,000.00
	153,815,000.00
Contingency (10%)	15,381,500.00
<b>Total</b>	<b>169,196,500.00</b>
Consultancy fees (15%)	25,379,475.00
<b>Total Funding Requirements</b>	<b>194,575,975.00</b>

# Cost Report

## Little Bay Development - Private Investments

### Costs

Description	Schedule	Costing US\$
		Amount
<b>Potato Hill Development</b>		
Villas at Potato Hill (33 Villas)		25,740,000.00
Spa/ music centre		5,250,000.00
Access and Estate Roads		600,000.00
<b>Hotel Development</b>		
Finicular		250,000.00
Hotel accommodations (100 rooms)		22,500,000.00
Provisions for room circulation		2,250,000.00
Public Areas		9,000,000.00
Back of house areas		6,000,000.00
Beach Bar and Water Sports		4,500,000.00
Swimming Pool and Deck		7,500,000.00
Landscaping		1,000,000.00
<b>Total</b>		<b>84,590,000.00</b>

Consultancy Fees

18,609,800.00

**Total Cost**

**103,199,800.00**

### Value

Hotel Development	64,660,000.00	
Potato Hill Development	72,900,000.00	
<b>Gross Value of Development</b>	<b>137,560,000.00</b>	
<b>Potential Return on Development</b>	<b>34,360,200.00</b>	<b>33%</b>

It should be noted that the enhanced land value is not included in the above

# Cost Report

## Housing Solutions about town

Schedule	Costing US\$
Description	Amount
Provision of housing about the town area	3,500,000.00
<b>Total</b>	<b>3,500,000.00</b>