

APPENDIX V PORT CONCEPTUAL DEVELOPMENT COST ESTIMATES

In developing the conceptual construction estimates for the five marine terminal modules, the following assumptions were taken into consideration:

- ▶ Taxes and customs fees are not included.
- ▶ Construction permitting costs are not included.
- ▶ Environmental mitigation and permitting costs are not included.
- ▶ Construction management fees and administration fees, staking and surveying, materials lab and testing fees, and other construction consultant fees are not included.
- ▶ The cost of removing possible underground structures is not included.
- ▶ Off-site construction and bringing utilities to the site are not included.
- ▶ Cost for Relocating existing utilities is not included.
- ▶ Channel dredging and fill costs are not included.
- ▶ Property acquisition and related costs are not included.
- ▶ Administrative costs associated with move-in and start-up are not included.
- ▶ Insurance and bonding costs are not included.
- ▶ Fuel, electricity, telephone and water bills are not included.
- ▶ Integrated computer systems for managing, controlling and operating the terminal is not included.
- ▶ Terminal operations and maintenance costs and special warranties are not included.
- ▶ A 20% contingency has been added to the construction estimates to account for some of the differences in material costs, permitting costs and any costs not revealed at this conceptual level of the terminal's design.

Exhibits V-1 through V-5 present the cost estimates for the five marine terminal modules.

**Exhibit V-1
CONCEPTUAL DEVELOPMENT COST – CONTAINER MODULE**

Latin American Trade & Transportation Study (LATTS) Conceptual Cost Estimate NEW 40 ACRE CONTAINERIZED CARGO TERMINAL							
DATE: June 16, 2000							
CONCEPTUAL DEVELOPMENT PLAN CONSTRUCTION COSTS							
Task No.	Item No.	Item	Quantity	Unit	Unit Cost	Item Cost	Remarks
1	Approximate Itemized Costs - New Containerized Cargo Terminal Module						
	1	Clear and Grub	1	LS	\$330,000	\$330,000	Assumes typical demolition and removal, but no hazardous material
	2	Civil Site Work	40 1,742,400	ACRE SF	\$3	\$5,227,200	Assumes 30 acres graded and paved for storage areas, includes fencing, signage, etc.
	3	Dredging	0 0	SF CY	\$8	\$0	Berth Dredging included in Wharf Cost
	4	Fill	0 0	ACRE SF	\$8	\$0	Not Applicable
	5	Bulkheading	0	LF	\$2,000	\$0	Included in Wharf Cost
	6	New Concrete Wharf Construction	1,000	LF	\$10,000	\$10,000,000	Construct New Concrete Wharf Structures, Crane Rails, Paved Backlands, etc.
	7	Site Electrical	40	AC	\$35,000	\$1,400,000	Lighting, Electrical Sub-Stations, etc.
	8	Cathodic Protection	1	LS	\$400,000	\$400,000	Assumes Passive Cathodic Protection System
	9	Site Mechanical	40	ACRE	\$30,000	\$1,200,000	Includes SD/FW/DW/SS.
	10	Yard Light Standards	12	EA	\$50,000	\$600,000	Assume 100' light poles
	11	Gate Site Work	4 174,240	ACRE SF	\$10	\$1,742,400	Includes Scales, Pre-Check Booths, Conc. Curbs & Other Utilities, etc.
	12	Gate Facility	7,500	SF	\$75	\$562,500	Canopies and/or Other Structures
	13	Administration Building	18,000	SF	\$110	\$1,980,000	Administrative Building
	14	Maintenance & Repair Building	41,000	SF	\$75	\$3,075,000	M & R Building
	15	Marine Building	7,000	SF	\$50	\$350,000	Marine Building
SUB-TOTAL ALL TASKS						\$26,867,100	
INCLUDE CONTINGENCY OF					20%	\$5,373,420	
TOTAL CONSTRUCTION COST						\$32,240,520	
TOTAL BUDGET ESTIMATE FOR CONTAINER TERMINAL (Rounded)						\$32,000,000	

**Exhibit V-2
CONCEPTUAL DEVELOPMENT COST – BREAK-BULK MODULE**

Latin American Trade & Transportation Study (LATTS) Conceptual Cost Estimate NEW 10 ACRE BREAK-BULK CARGO TERMINAL							
DATE: June 16, 2000							
CONCEPTUAL DEVELOPMENT PLAN CONSTRUCTION COSTS							
Task No.	Item No.	Item	Quantity	Unit	Unit Cost	Item Cost	Remarks
1	Approximate Itemized Costs - New Break-Bulk Cargo Terminal Module						
	1	Clear and Grub	1	LS	\$100,000	\$100,000	Assumes typical demolition and removal, but no hazardous material
	2	Civil Site Work	4 174,240	ACRE SF	\$2.6	\$453,024	Assumes 4 acres graded and paved for storage areas, includes fencing, signage, etc.
	3	Dredging	0 0	SF CY	\$8	\$0	Berth Dredging included in Wharf Cost
	4	Fill	0 0	ACRE SF	\$8	\$0	Not Applicable
	5	Bulkheading	0	LF	\$2,000	\$0	Included in Wharf Cost
	6	New Concrete Wharf Construction	700	LF	\$7,500	\$5,250,000	Construct New Concrete Wharf Structures
	7	Site Electrical	10	AC	\$35,000	\$350,000	Lighting, Electrical Sub-Stations, etc.
	8	Cathodic Protection	1	LS	\$200,000	\$200,000	Assumes Passive Cathodic Protection System
	9	Site Mechanical	10	ACRE	\$30,000	\$300,000	Includes SD/FW/DW/SS.
	10	Yard Light Standards	6	EA	\$25,000	\$150,000	Assume standard 60' light poles
	11	Gate Site Work	0.25 10,890	ACRE SF	\$10	\$108,900	Includes Scales, Conc. Curbs & Other Utilities, etc.
	12	Gate House	200	SF	\$75	\$15,000	Guard Booths, Canopies and/or Other Structures
	13	Covered Storage/Warehouse	120,000	SF	\$85	\$10,200,000	Administrative offices and maintenance functions included inside warehouse
	14	Maintenance & Repair Building	0	SF	\$85	\$0	Not Applicable
SUB-TOTAL ALL TASKS						\$17,126,924	
INCLUDE CONTINGENCY OF					20%	\$3,425,385	
TOTAL CONSTRUCTION COST						\$20,552,309	
TOTAL BUDGET ESTIMATE FOR BREAK-BULK CARGO (Rounded)						\$20,600,000	

**Exhibit V-3
CONCEPTUAL DEVELOPMENT COST – NEO-BULK MODULE**

Latin American Trade & Transportation Study (LATTS) Conceptual Cost Estimate NEW 10 ACRE NEO BULK CARGO TERMINAL							
DATE: June 16, 2000							
CONCEPTUAL DEVELOPMENT PLAN CONSTRUCTION COSTS							
Task No.	Item No.	Item	Quantity	Unit	Unit Cost	Item Cost	Remarks
1	Approximate Itemized Costs - New Neo Bulk Cargo Terminal Module						
	1	Clear and Grub	1	LS	\$100,000	\$100,000	Assumes typical demolition and removal, but no hazardous material
	2	Civil Site Work	6 261,360	ACRE SF	\$2.4	\$627,264	Assumes 6 acres graded and paved for storage areas, includes fencing, signage, etc.
	3	Dredging	0 0	SF CY	\$8	\$0	Berth Dredging included in Wharf Cost
	4	Fill	0 0	ACRE SF	\$8	\$0	Not Applicable
	5	Bulkheading	0	LF	\$2,000	\$0	Included in Wharf Cost
	6	New Concrete Wharf Construction	700	LF	\$7,500	\$5,250,000	Construct New Concrete Wharf Structures
	7	Site Electrical	10	AC	\$35,000	\$350,000	Lighting, Electrical Sub-Stations, etc.
	8	Cathodic Protection	1	LS	\$200,000	\$200,000	Assumes Passive Cathodic Protection System
	9	Site Mechanical	10	ACRE	\$30,000	\$300,000	Includes SD/FW/DW/SS.
	10	Yard Light Standards	6	EA	\$25,000	\$150,000	Assume standard 60' light poles
	11	Gate Site Work	0.25 10,890	ACRE SF	\$10	\$108,900	Includes Scales, Conc. Curbs & Other Utilities, etc.
	12	Gatehouse	200	SF	\$75	\$15,000	Guard Booths, Canopies and/or Other Structures
	13	Covered Storage/Warehouse	60,000	SF	\$85	\$5,100,000	Administrative offices and maintenance functions included inside warehouse
	14	Maintenance & Repair Building	0	SF	\$75	\$0	Not Applicable
SUB-TOTAL ALL TASKS						\$12,201,164	
INCLUDE CONTINGENCY OF					20%	\$2,440,233	
TOTAL CONSTRUCTION COST						\$14,641,397	
TOTAL BUDGET ESTIMATE FOR NEO BULK TERMINAL (Rounded)						\$14,600,000	

Exhibit V-4
CONCEPTUAL DEVELOPMENT COST –DRY BULK MODULE

Latin American Trade & Transportation Study (LATTS) Conceptual Cost Estimate NEW 20 ACRE DRY BULK CARGO TERMINAL							
DATE: June 16, 2000							
CONCEPTUAL DEVELOPMENT PLAN CONSTRUCTION COSTS							
Task No.	Item No.	Item	Quantity	Unit	Unit Cost	Item Cost	Remarks
1	Approximate Itemized Costs - New Dry Bulk Cargo Terminal Module						
	1	Clear and Grub	1	LS	\$200,000	\$200,000	Assumes typical demolition and removal, but no hazardous material
	2	Civil Site Work	20 871,200	ACRE SF	\$2.7	\$2,352,240	Assumes 10 acres graded and paved for open storage areas, includes fencing, signage, etc.
	3	Bulkheading	0	LF	\$2,000	\$0	Included in Wharf Cost
	4	New Concrete Wharf Construction	1,000	LF	\$7,500	\$7,500,000	Construct New Concrete Wharf Structures
	5	Site Electrical	20	AC	\$35,000	\$700,000	Lighting, Electrical Sub-Stations, etc.
	6	Cathodic Protection	1	LS	\$300,000	\$300,000	Assumes Passive Cathodic Protection System
	7	Site Mechanical	20	ACRE	\$30,000	\$600,000	Includes SD/FW/DW/SS.
	8	Yard Light Standards	6	EA	\$25,000	\$150,000	Assume standard 60' light poles
	9	Silo Storage Tanks	30	EA	\$50,000	\$1,500,000	Assumes 50,000 CF Storage Capacity Each
	10	Conveyors/Elevators, etc.	1	LS	\$500,000	\$500,000	Assumes conventional conveyors or elevators, etc.
	11	Gate Site Work	2 87,120	ACRE SF	\$2	\$174,240	Includes Scales, Conc. Curbs & Other Utilities, etc.
	12	Gate House	200	SF	\$75	\$15,000	Guard Booths, Canopies and/or Other Structures
	13	Administration Building / Office	5,000	SF	\$110	\$550,000	Administrative Building
14	Truck (Un)Loading Shed	2,000	SF	\$75	\$150,000	Truck (Un)Loading Shed	
SUB-TOTAL ALL TASKS						\$14,691,480	
INCLUDE CONTINGENCY OF					20%	\$2,938,296	
TOTAL CONSTRUCTION COST						\$17,629,776	
TOTAL BUDGET ESTIMATE FOR DRY BULK CARGO (Rounded)						\$17,600,000	

Exhibit V-5
CONCEPTUAL DEVELOPMENT COST – LIQUID BULK MODULE

Latin American Trade & Transportation Study (LATTS) Conceptual Cost Estimate NEW 20 ACRE LIQUID BULK CARGO TERMINAL							
DATE: June 16, 2000							
CONCEPTUAL DEVELOPMENT PLAN CONSTRUCTION COSTS							
Task No.	Item No.	Item	Quantity	Unit	Unit Cost	Item Cost	Remarks
1	Approximate Itemized Costs - New Liquid Bulk Cargo Terminal Module						
	1	Clear and Grub	1	LS	\$200,000	\$200,000	Assumes typical demolition and removal, but no hazardous material
	2	Civil Site Work	20 871,200	ACRE SF	\$2.50	\$2,178,000	Assumes 12 acres graded and paved for tank storage areas, includes fencing, earthen berm, etc.
	3	Bulkheading	0	LF	\$2,000	\$0	Not Applicable
	4	New Wharf Construction	1,000	LF	\$4,250	\$4,250,000	Construct New Pile Supported Mooring Structures
	5	Site Electrical	20	AC	\$35,000	\$700,000	Lighting, Electrical Sub-Stations, etc.
	6	Cathodic Protection	1	LS	\$300,000	\$300,000	Assumes Passive Cathodic Protection System
	7	Site Mechanical	20	ACRE	\$30,000	\$600,000	Includes SD/FW/DW/SS.
	8	Yard Light Standards	6	EA	\$25,000	\$150,000	Assume standard 60' light poles
	9	Storage Tanks	30	EA	\$200,000	\$6,000,000	Assumes 115,000 Barrel Storage Capacity Each
	10	Pipelines/ Manifolds, etc.	1	LS	\$1,000,000	\$1,000,000	Assumes conventional pipelines, manifolds, etc.
	11	Gate Site Work	2 87,120	ACRE SF	\$2.50	\$217,800	Includes Scales, Conc. Curbs & Other Utilities, etc.
	12	Gate House	200	SF	\$75	\$15,000	Guard Booths, Canopies and/or Other Structures
	13	Administration Building / Office	4,000	SF	\$110	\$440,000	Administrative Building
	14	Covered Storage/Warehouse	0	SF	\$85	\$0	Not Applicable
SUB-TOTAL ALL TASKS						\$16,050,800	
INCLUDE CONTINGENCY OF					20%	\$3,210,160	
TOTAL CONSTRUCTION COST						\$19,260,960	
TOTAL BUDGET ESTIMATE FOR LIQUID BULK CARGO (Rounded)						\$19,300,000	