
16 MACPHERSON STREET, WARRIEWOOD



DETAILED COST ESTIMATE R2

VPA WORKS

JULY 2023

DETAILED COST ESTIMATE R2

SUMMARY & DETAIL

Trade Summary

16 Macpherson Street, Warriewood | July '23 R2

Auto code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	16 MACPHERSON STREET, WARRIEWOOD						
	LANDSCAPING & CIVIL COST PLAN						
	JULY 2023						
1	GENERAL				0		0
2	RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR				206,727		206,727
3	PEDESTRIAN SHARED PATH				71,304		71,304
	NET CONSTRUCTION COST				278,031		278,031
4	PRELIMINARIES (12%)				33,364		33,364
5	MARGIN (7.5%)				23,355		23,355
	GROSS CONSTRUCTION COST (EXCL GST)				334,749		334,749
6	GST (10%)				33,475		33,475
	GROSS CONSTRUCTION COST (INCL GST)				368,224		368,224
7	CONTINGENCY (10%)						EXCLUDED
8	PRICE ESCALATION/ RISE & FALL						EXCLUDED

16 Macpherson Street, Warriewood | July '23 R2

Auto code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
-----------	-------------	----------	------	------	----------	--------	-------

GENERAL

GENERAL							
1	This Cost Plan has been measured off the following documents:		Note				
2	Civil Works Drawings prepared by Craig & Rhodes (23 pages) dated 26th May 2023		Note				
3	Creek Works Drawings prepared by Craig & Rhodes (7 pages) dated 26th May 2023		Note				
4	Landscape Drawings prepared by Craig & Rhodes (14 pages) dated 3rd May 2023		Note				
5	The measured items are to be read in conjunction with the Specification and Drawings to fully ascertain the nature conditions of the Works		Note				
6	The Contractor is referred to the Specification and Drawings for full descriptions of materials and workmanship and shall allow here or in the rates and prices for all the costs incurred in complying therewith		Note				
Measurement and Prices							
7	Work has to be measured net as fixed in position, unless noted otherwise		Note				
8	Quantities and dimensions are derived from figured dimensions on the drawings, or scaled from the drawings or otherwise assumed		Note				
9	Dimensions are nominal and to be used for tender purposes only, not for construction, prior to which they may be subject to change and shall be confirmed on site		Note				
Land and Legal							
10	No allowance has been made for land and finance costs		Note				
11	No allowance has been made for legal fees and charges		Note				
Professional Fees							
12	No allowance has been made for any professional or consultants fees		Note				
Local Authority and Professional fees							
13	No allowance has been made for DA & CC fee and requirements		Note				

16 Macpherson Street, Warriewood | July '23 R2

Auto code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
-----------	-------------	----------	------	------	----------	--------	-------

GENERAL

(Continued)

14	No allowance has been made for any local authority fees and charges including but not limited to contributions, application and modification fees			Note			
15	No allowance has been made for long service levy			Note			
	Scope						
16	Scope included within this VPA estimate is based on email correspondence from IPM Property including the following points:			Note			
17	<p>1. Reconstruction/Rehabilitation of Inner Creek Corridor – civil works and landscaping within the 25m inner creek corridor (land to be dedicated to Council)</p> <p>2. Pedestrian Shared Path – 2.1m wide shared path connection from Narrabeen Creek to Macpherson Street (along Brands Lane) include proposed landscaping</p> <p>3. Flood Mitigation Works in Brands Lane – culvert running from intersection of Macpherson Street to Narrabeen Creek</p> <p>4. Extension of Brands Lane – Realignment of roundabout and extension of road pavement</p> <p>5. Reconstruction of Macpherson Street adjacent to property boundary including landscaping.</p>			Note			
	Demolition & Groundworks						
18	No allowance for removal and disposal of asbestos or hazardous waste during demolition			Note			
19	No allowance for disposal of excavated materials beyond VENM classification			Note			
20	No allowance has been made for latent ground conditions			Note			
	General						
21	No allowance has been made for design contingency or construction contingency, though we suggest a separate allowance is made			Note			
22	No allowance has been made for rise and fall, rates are current as of July 2023			Note			
23	No allowance has been made for staging			Note			

16 Macpherson Street, Warriewood | July '23 R2

Auto code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
-----------	-------------	----------	------	------	----------	--------	-------

GENERAL

(Continued)

24	No allowance has been made for out of hours work		Note				
25	Allowance has been made for GST		Note				

GENERAL

0

0

RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR

RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR							
1	Refer to the General notes for the full particulars of workmanship and materials, and the quantities herein provided shall be read in conjunction with the drawings		Note				
	<u>Inner Creek Corridor Works</u>						
	<u>Regrading Works</u>						
2	Allowance for cut regrading to Lot 30 (Inner Creek Corridor)	391	m3	117.00	45,747		45,747
3	Allowance for fill regrading to Lot 30, assumed to use spoil won on site (Inner Creek Corridor)	95	m3	52.00	4,940		4,940
4	Allowance for disposal of excess material (VENM)	296	m3	39.00	11,544		11,544
5	No allowance has been made to dispose of material above VENM classification.		note				EXCLUDED
6	No allowance has been made for rock excavation		note				EXCLUDED
	<u>Proposed Creek</u>						
7	Allowance for proposed creek including detailed excavation geotextile, 200mm thick rock sub-armour, 400mm thick low flow rock armour and jute mesh either side (2500mm wide)	37	m	900.00	32,931		32,931
	<u>Revegetation</u>						
	<u>Allowance for supply and install of the following planting including cultivating subgrade:</u>						
8	Allowance for shrubs to Lot 30 (Density 1/10m2)	110	No	85.00	9,350		9,350
9	Allowance for canopies to Lot 30 (Density 1/30m2)	37	No	975.00	36,075		36,075
10	Allowance for ground covers to Lot 30 (Density 5/m2)	5,516	No	10.00	55,160		55,160
11	Allowance for aquatic species to Lot 30 (Density 8/m2)	732	No	15.00	10,980		10,980

16 Macpherson Street, Warriewood | July '23 R2

Auto code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
-----------	-------------	----------	------	------	----------	--------	-------

RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR

(Continued)

RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR

206,727

206,727

PEDESTRIAN SHARED PATH

PEDESTRIAN SHARED PATH							
1	Refer to the General notes for the full particulars of workmanship and materials, and the quantities herein provided shall be read in conjunction with the drawings		Note				
Concrete Footpath							
2	Allowance for minor regrading to subsoil as required	467	m2	10.00	4,672		4,672
3	Allowance for 2100mm wide concrete footpath along Brands Lane (assumed 100mm thick)	467	m2	110.00	51,391		51,391
4	Allowance for smooth transition into existing path	2	m	120.00	240		240
Soft Landscaping							
5	Allowance for cultivating subsoil, top soil and mulch to trees	11	m2	150.00	1,701		1,701
6	Allowance for trees to Brands Lane	14	no	950.00	13,300		13,300
PEDESTRIAN SHARED PATH					71,304		71,304