



**Sprayed Concrete Permanent Stabilisation of Existing Batter**

**at Rear of**

**42 & 44 James Street, Northcote, Victoria**

**For**

**The City Of Darebin**

**Construction Cost Pre-Tender Estimate**

**Revised**

**Prepared By;**

**s.33(1)**

**Amiens Consulting Pty Ltd  
2/87 Rostrevor Parade, Mont Albert North, Vic, 3129**

**19th December 2022**

### **Instructions Received**

On further instructions received from FMG Engineering, revised construction cost estimates have been prepared for the preferred proposal for the stabilisation of the existing batter located at the rear of Nos. 42 & 44 James Street, Northcote.

The construction cost estimates have been prepared as a review of the FMG Drawings and Reports as follows:

- a) Construction Issue Structural drawings S01 and S10 to S12 inclusive, dated 16<sup>th</sup> December 2022
- b) Construction Issue Civil drawing C01 Rev B
- c) Feature Survey Plan dated 30<sup>th</sup> December 2020, prepared by Landair Surveys.
- d) Geotechnical Investigation Report dated 30<sup>th</sup> September 2022 prepared by FMG Engineering.

A site inspection was done on Saturday 17<sup>th</sup> December to further assess site conditions

### **Costs Summary**

The estimated total construction cost of the proposed sprayed concrete permanent batter is **\$115,360** as shown in the Summary and Details in Appendix "A".

### **Basis of the Estimates**

The cost estimates include allowances, separately identified, for the following:

- Preliminaries, Supervision and Builders Margin– 30%
- Consultant and Permit Fees for Construction Works – 15%
- Contingency - 10%
- Council Direct Costs – 7%
- GST – 10%

The cost estimates are based on the following scope and assumptions:

1. Access being freely available from both the East and West rear lanes reached from James Street.
2. The works being undertaken by a Single Contractor selected by competitive tender.
3. The construction work is undertaken in one stage with vacant possession of the Site
4. Rates and costs priced at Current Rates at December 2022

The estimate excludes allowances for:

- Staged construction works
- Works outside the nominated site areas
- Restricted work hours
- Legal Fees and fees incurred in preparation of preliminary reports
- Works to the buildings on Nos #42 and #44 James Street and Nos #1 and #3 Campbell Grove.
- Alterations to existing drains, water, electricity, or telecommunication services

Out of Scope

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**Amiens Consulting Pty Ltd**

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**APPENDIX "A"**

**ESTIMATE SUMMARY & DETAILS**

**Sprayed Concrete Permanent Stabilisation of Existing Batter**  
**42 James Street Northcote Vic 3070**  
**Construction Cost Estimate**



**Total Cost Summary**

	Ref.	Item/Trade	\$
		<b><u>Permanent Stabilisation Of Batter Works Contract</u></b>	
	A	Site Preparation, Excavation, Filling, Nailing, Surfacing, Etc.	\$ 44,590
	B	Retaining Walls & Fencing	\$ 2,800
	C	Drainage	\$ 10,650
	D	Landscaping	\$ 1,560
		<b>Stabilisation Works Trade Totals</b>	<b>\$ 59,600</b>
	E	<b>Preliminaries and Builders Margin - 30%</b>	<b>\$ 17,880</b>
		<b>Total of Anticipated Contract Works</b>	<b>\$ 77,480</b>
	F	<b>Consultants Fees for Construction Works - 15%</b>	<b>\$ 11,622</b>
	G	<b>Contingency - 10%</b>	<b>\$ 8,910</b>
	H	<b>Council Direct Costs - 7%</b>	<b>\$ 6,861</b>
		<b>Nett Construction Cost</b>	<b>\$ 104,873</b>
	I	<b>GST - 10%</b>	<b>\$ 10,487</b>
		<b>Total of Project Works</b>	<b>\$ 115,360</b>

**The estimate is based upon the following documents:**

- 1 Construction Issue drawings S01 and SK10 to S12, dated 30th September 2022 prepared by FMG Engineering
- 2 Construction Issue drawing C01 Rev B prepared by FMG Engineering
- 3 Feature Survey Plan dated 30th December 2020, prepared by Landair Surveys
- 4 Geotechnical Investigation Report dated 30th September 2022 prepared by FMG Engineering
- 5 The estimate is based upon the works being undertaken by a Single Contractor selected by competitive tender.  
The construction work is undertaken in one stage with vacant possession of the Site  
The estimate has been priced at Current Rates at December 2022
- 6 The estimate is based on access being freely available from both the East and West rear lanes from James Street
- 7 The estimate excludes allowances for:
  - Staged construction works
  - Works outside the nominated site areas
  - Restricted work hours
  - Legal Fees and fees incurred in preparation of preliminary reports
  - Works to the buildings on Nos #42 and #44 James Street and Nos #1 and #3 Campbell Grove.
  - Alterations to existing drains, water, electricity or telecommunication services

**Sprayed Concrete Permanent Stabilisation of Existing Batter**  
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**Construction Cost Estimate**



**INSTALLATION OF A CONCRETE PERMANENT BATTER**

**Item Details**

Item	Ref.	Description	Unit	Qty	Rate	\$
<b>Earthworks, Permanent Batters, Fencing and Drainage Works</b>						
<b>Site Preparation, Excavation, Filling, Nailing, Surfacing, Etc.</b>						
<u>Preparation</u>						
	1	Clear site of all surface rubbish and disposal	m2	57	30.00	\$ 1,710
	2	Protect and temporary supports and shoring to timber retaining wall and foundations to #1 Campbell Grove	lin m	4	100.00	\$ 400
	3	Protect plants and landscaping as necessary to garden areas of Nos 1 & 3 Campbell	Item			\$ 400
	4	Protect and temporary supports and shoring to the fence to rear of Nos 1 and 3	lin m	10	20.00	\$ 200
	5	Allow for protecting the existing foundations to Nos 42 & 44 James Street	lin m	20	35.00	\$ 700
<u>Excavation &amp; Filling</u>						
	6	Excavate to clear vegetation to flat grassed area south of #42 James Street and dispose	m2	18	20.00	\$ 360
	7	Excavate to clear vegetation to battered area and dispose	m2	48	30.00	\$ 1,440
	8	Excavate to form platform for new crossover	m2	8	25.00	\$ 200
	9	Allow necessary excavation, backfilling, and crushed rock base courses for working platforms to allow for boring and pumping equipment and subsequent making good	Item			\$ 3,000
	10	Excavate to reduce levels to form slope including using excavated material as filling to form batter ( assumed up to 400 mm excavation and filling over area)	m2	48	30.00	\$ 1,440
	11	Consolidate and trim surface of filling or excavation to batter	m2	48	25.00	\$ 1,200
<u>Permanent Batter</u>						
	12	Allow for preparation of surface, lay layer of SL81 reinforcement and provide 120 mm shotcrete 32 pa concrete layer as permanent covering of batter	m2	48	120.00	\$ 5,760
	13	Allow for making good to existing perimeters	lin m	32	15.00	\$ 480
<u>Soil Nailing</u>						
	14	Encapsulated, bored and grouted soil nail 3000 mm long with galvanised threaded nail bar and cap with washer and nut and tightened to approved tension as shown on drawing S10 T2.	No	46	550.00	\$ 25,300
	15	Extra for concrete encasing of nail nut and heads	No	46	20.00	\$ 920
<u>Concrete Crossover</u>						
	16	150 mm Reinforced concrete ground crossover slab to falls with non-slip finish and F72 fabric reinforcement on 75 mm crushed rock compacted on consolidated excavated surface	m2	8	110.00	\$ 880
	17	Make good to shotcrete batter	lin m	4	50.00	\$ 200
<b>Site Preparation, Excavation, Filling, Nailing, Surfacing, Etc. Total</b>						<b>\$ 44,590</b>
<b>Retaining Walls &amp; Fencing</b>						
<u>Fencing</u>						
	18	Work to remove and replace existing barrier to laneway rear of #42 James Street	Item			\$ 1,000
	19	Allow for fence/barrier to lower laneway	Item			\$ 1,000
	20	Repair and make good existing paling fence	lin m	6	75.00	\$ 450
	21	Repair as necessary and make good existing fence to Nos 1 & 3 Campbell Grove	lin m	10	35.00	\$ 350
<b>Retaining Walls &amp; Fencing - Total</b>						<b>\$ 2,800</b>

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**Item Details**

Item	Ref.	Description	Unit	Qty	Rate	\$
<b>Earthworks, Permanent Batters, Fencing and Drainage Works</b>						
	<b><u>Drainage</u></b>					
	22	Work to top of new batter to provide even grade between existing and new	lin m	12	75.00	\$ 900
	23	Concrete spoon drain to base of batter comprising 150 mm x 530 mm (maximum) kerb, 600 mm wide x 200 mm (maximum) high "V" shaped base with SL72 mesh reinforcement laid on 120 mm compacted crushed rock bed to falls including angles	lin m	16	340.00	\$ 5,440
	24	Connection of new drain to existing spoon drain	No	1	500.00	\$ 500
	25	400 mm Strip filter drains fixed to excavated raking surface beneath concrete batter	lin m	45	30.00	\$ 1,350
	26	90 mm PVC slotted fabric covered agricultural drain laid in trench at base of shotcrete batter and back filled with 14 mm aggregate	lin m	16	60.00	\$ 960
	27	Extra for junction and outlet to spoon drain up to 400 mm long	No	10	50.00	\$ 500
	28	Allow for additional drainage	Item			\$ 1,000
		<b>Drainage - Total</b>				<b>\$ 10,650</b>
	<b><u>Landscaping</u></b>					
	29	Allow for new grassed area to replace existing area to rear of #42 James Street including grading, top soiling & seeding	m2	14	40.00	\$ 560
	30	Allow for making good landscaping	Item			\$ 1,000
		<b>Landscaping - Total</b>				<b>\$ 1,560</b>
<b>Stabilisation Works Trade Totals</b>						<b>\$ 59,600</b>