



**Cost Plan No. 1**

**Proposed Town Park  
Sallins, Co.Kildare.**

For

**Cathal O'Meara Landscape Architects**

**October 2021**

---





## Index

		<b>Page</b>
<b>1</b>	General Notes	1
<b>2</b>	Overall Summary Page	2
<b>3</b>	Cost Breakdown - Works to East Side of Park	4
<b>4</b>	Cost Breakdown - Works to North Side of Park	8
<b>5</b>	List of Exclusions	10



### General Notes

1. This Cost Plan has been prepared to ascertain approximate overall construction costs for Landscape Construction Works at Sallins Town Park, Sallins, Co. Kildare. This estimate is prepared on behalf of Kildare County Council and is based on outline design scheme drawings designed by Cathal O'Meara Landscape Architects and Donnachadh O' Brien Consulting Engineers.
2. This report is based on the following information:  
**Cathal O'Meara Landscape Architects - Landscape Drawings**  
**DOB & Associates - Engineering Drawings**
3. For clarity we would like to note the following clarifications \ assumptions in relation to this report.
  - 3.1 In the absence of a existing geological site survey, we assume that the existing site is composed of typical construction materials which are uncontaminated and suitable for disposal in licenced landfill.
  - 3.2 In the absence of a existing site services report or survey, an allowance has been made for minor works to existing services.
  - 3.3 In the absence of a existing site services report or survey, no allowance has been made for moving existing site services etc.
  - 3.4 It is assumed that the contract will be let as a result of a competitive tender and that the Contractor will be allowed free and unimpeded access to the site and will be allowed to work during normal working hours without restriction or interruptions.
  - 3.5 This cost estimate is subject to confirmation or amendment upon receipt of the Client Brief and the Project Specification.
  - 3.6 No allowance has been made for the additional costs of implementing the any of the proposed design on a phased basis.
  - 3.7 Measurements/Areas of new and existing layouts are approximate.



### Project Summary

			Total Cost €
<b>1.00</b>	<b>Works to East Side of Park</b>		
	- General Site Preparation	200,000.00	
Ref: 07	6.00m Wide Main Entrance Road	246,000.00	
Ref: 08	Teen Play Area	204,000.00	
Ref: 09	Outdoor Gym	133,000.00	
Ref: 10	Main Carpark	295,000.00	
Ref: 11	Bus Parking Area	<b>Inc.</b>	
Ref: 12	Raised Timber Decked Woodland Path	119,000.00	
Ref: 13	Children's Play Area	167,000.00	
Ref: 14	4.20m Wide Secondary Entrance Road	<b>Inc.</b>	
Ref: 15	Ornamental Planting Blocks	<b>Inc.</b>	
Ref: 16	Accessible Carparking Spaces	36,000.00	
Ref: 17	Courtyard Area	490,000.00	
Ref: 18	Greenway Entrance Point	21,000.00	
Ref: 19	Allotments	73,000.00	
Ref: 20	Spectators Areas	102,000.00	
Ref: 21	Pedestrian Bridges	170,000.00	
Ref: 22	Bird Watching Tower	77,000.00	
Ref: 23	Wetland Ponds	92,000.00	
Ref: 24	Shelter Belt Planting	31,000.00	
Ref: 25	Greenway Entrance Point	21,000.00	
Ref: 26	Tennis Courts	75,000.00	
Ref: 27	Grassed Embankment	36,000.00	
Ref: 28	Works to Existing Ditch	51,000.00	
	- Footpath Network	725,000.00	
	- All Weather Pitch (70.00m X 105.00m)	925,000.00	
	- Natural Grass Pitches	1,391,000.00	
	- Topsoiling & Earthworks; General Site	198,900.00	
	- Soft Landscaping	362,100.00	
	- Site Services	632,000.00	
	- Site Fittings	35,000.00	<b>6,908,000.00</b>
<b>2.00</b>	<b>Works to North Side of Park</b>		
	- General Site Preparation	130,000.00	
Ref: 01	Works associated with Attenuation Pond	81,000.00	
Ref: 02	Timber Access Platform	66,000.00	
Ref: 03	Works to Apple Tree	18,000.00	
	- Carpark	185,000.00	
Ref: A	4.20m Wide Secondary Entrance Road	47,000.00	
	- Footpath Network	69,000.00	
	- Topsoiling & Earthworks; General Site	198,000.00	



Project Summary		
		Total Cost €
2.00	<b>Works to North Side of Park (Cont.)</b>	
	- Soft Landscaping	172,000.00
	- Site Services	193,000.00
	- Site Fittings	35,000.00
	- Works to Road Crossing	91,000.00
		<b>1,285,000.00</b>
	<b>Subtotal; Construction Cost</b>	<b>8,193,000.00</b>
3.00	<b>Main Contractors Preliminaries</b>	
	Main contractor direct & indirect overhead costs, insurances etc. (10.00% of Construction Costs)	€824,000.00
4.00	<b>Design Development</b>	
	Design Development / Contingency (5.00% of Construction Costs)	€413,000.00
5.00	<b>Construction Inflation</b>	
	Allowance for construction inflation after October 2021	<b>Excl.</b>
	<b>Total; Construction Cost</b>	<b>9,430,000.00</b>
6.00	<b>VAT</b>	
	Value Added Tax on Construction Costs at 13.5%	€470,000.00
<b>Total Project Cost (Incl. VAT. &amp; Design Development)</b>		<b>€9,900,000.00</b>



### Scope of Works Summary

<u>Works to East Side of Park</u>	<b>Total Cost</b> €
<b>General Site Preparation</b>	200,000.00
<ul style="list-style-type: none"> <li>- Removal of existing mature Trees; Allowance 40.00 Nr. - Various girths</li> <li>- Removal of existing vegetation (internal hedge Boundaries &amp; Small trees)</li> <li>- Spray off existing grass areas &amp; removal of top layer of sod</li> <li>- Protection of Existing Features for the duration of the Contract</li> <li>- Protection of Existing Water Courses; to the satisfaction of the Client</li> <li>- Localised excavation; extra over for items measured below</li> </ul>	
<b>6.00m Wide Main Entrance Road (Ref: 07); incorporating Bus Parking Area (Ref: 11)</b>	246,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>Teen Play Area (Ref: 08)</b>	204,000.00
<ul style="list-style-type: none"> <li>- Skate Park; incl. surfacing - Allowance (€100,000)</li> <li>- Enclosed Basketball Court</li> <li>- Sports fencing to enclose Basketball Court</li> <li>- Linemarking</li> </ul>	
<b>Outdoor Gym (Ref: 09)</b>	133,000.00
<ul style="list-style-type: none"> <li>- Outdoor Adult Fitness Equipment - Allowance (€100,000)</li> <li>- Sports surfacing</li> <li>- Signage &amp; Information boards</li> </ul>	
<b>Main Carpark (Ref: 10)</b>	295,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>Raised Timber Decked Woodland Path (Ref: 12)</b>	119,000.00
<ul style="list-style-type: none"> <li>- Timber Board walk on Steel Structure; including concrete foundations</li> <li>- Additional allowance for clearing trees positioned in proposed route</li> </ul>	
<b>Children's Play Area (Ref: 13)</b>	167,000.00
<ul style="list-style-type: none"> <li>- Timber Play Equipment - Allowance (€75,000)</li> <li>- Safety surfacing</li> <li>- Asphalt footpaths</li> <li>- Signage &amp; Information boards</li> </ul>	
<i>c/fwd.</i>	<b>1,364,000.00</b>



### Scope of Works Summary

<u>Works to East Side of Park</u>	Total Cost €
<i>b/fwd.</i>	1,364,000.00
<b>4.20m Wide Secondary Entrance Road (Ref: 14)</b>	Inc. in Item 7
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>Accessible Carparking Spaces (Ref: 16)</b>	36,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>Courtyard Area (Ref: 17)</b>	490,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Compacted Gravel Surfacing &amp; Kerbing</li> <li>- Works to the existing farmyard Walls and incl. new Gate</li> <li>- Refurbishment work to the existing farm shed</li> <li>- Public toilet facilities</li> </ul>	
<b>Greenway Entrance Point (Ref: 18)</b>	21,000.00
<ul style="list-style-type: none"> <li>- Seating</li> <li>- Cycle Parking</li> <li>- Wayfinding &amp; Information Signage</li> </ul>	
<b>Allotments (Ref: 19)</b>	73,000.00
<ul style="list-style-type: none"> <li>- Hoggin Paths</li> <li>- 2.00m high timber boundary fence</li> <li>- Preparation of 30. Nr plots</li> <li>- Communal Picnic Area</li> <li>- Storage Facilities</li> </ul>	
<b>Spectators Areas (Ref: 20)</b>	102,000.00
<ul style="list-style-type: none"> <li>- Grasscrete Surfacing</li> <li>- 450mm high in-situ concrete seating</li> </ul>	
<b>Pedestrian Bridges (Ref: 21)</b>	170,000.00
<ul style="list-style-type: none"> <li>- Structural Steel Bridges; (Approx. 1.20m wide x 90.00m long)</li> <li>- Timber Cladding with Anti-Slip decked surface &amp; Associated Handrails</li> <li>- Concrete Foundations (mini-piles)</li> </ul>	
<i>c/fwd.</i>	2,256,000.00



### Scope of Works Summary

<u>Works to East Side of Park</u>	<b>Total Cost</b>
	<b>€</b>
<i>b/fwd.</i>	<b>2,256,000.00</b>
<b>Bird Watching Tower (Ref: 22)</b>	77,000.00
<ul style="list-style-type: none"> <li>- Galvanised Steel Tower (Assume 5.00m high)</li> <li>- Timber Clad</li> </ul>	
<b>Wetland Ponds (Ref: 23)</b>	92,000.00
<ul style="list-style-type: none"> <li>- Excavation to form terraced Wetland Ponds; 3.00m deep</li> <li>- Fencing to perimeter</li> </ul>	
<b>Shelter Belt Planting (Ref: 24)</b>	31,000.00
<ul style="list-style-type: none"> <li>- Allowance for Planting of Semi-Mature Planting</li> <li>- 50.00% Evergreen Species</li> <li>- 50.00% Deciduous Species</li> </ul>	
<b>Greenway Entrance Point (Ref: 25)</b>	21,000.00
<ul style="list-style-type: none"> <li>- Seating</li> <li>- Cycle Parking</li> <li>- Wayfinding &amp; Information Signage</li> </ul>	
<b>Tennis Courts (Ref: 26)</b>	75,000.00
<ul style="list-style-type: none"> <li>- Tarmacadam surfacing</li> <li>- Sports Fencing</li> </ul>	
<b>Grassed Embankment (Ref: 27)</b>	36,000.00
<ul style="list-style-type: none"> <li>- Grassed Terraced; 2.00m high</li> <li>- Installation of Associated Drainage</li> </ul>	
<b>Works to Existing Ditch (Ref: 28)</b>	51,000.00
<ul style="list-style-type: none"> <li>- Allowance for Re-modelling of existing overflow watercourse; Works to allow for the creation of semidry sections which connect to wetland ponds</li> <li>- Localised grading of soil</li> </ul>	
<b>Footpath Network</b>	725,000.00
<ul style="list-style-type: none"> <li>- Concrete Paving / Surfacing at Community Building</li> <li>- 1.20 wide low impact fines path with timber edge (Ref: b)</li> <li>- 3.00m wide loop path in permeable asphalt (Ref: c)</li> <li>- 2.00m wide secondary path in permeable asphalt (Ref: e)</li> </ul>	
<i>c/fwd.</i>	<b>4,289,000.00</b>





### Scope of Works Summary

<u>Works to East Side of Park</u>	Total Cost €
	<i>b/fwd.</i> 4,289,000.00
<b>All Weather Pitch (70.00m X 105.00m)</b>	925,000.00
- 3G Sports Pitch with 25mm Shockpad and 60mm Carpet	
- Flood lighting including required infrastructure ( 6 Nr. 12.00m high Columns)	
<b>Natural Grass Pitches</b>	1,391,000.00
- Full Size Soccer Pitch (70.00m x 105.00m)	
- Full Size Soccer Pitch (60.00m x 98.00m)	
- Full Size GAA Pitches; 2 Nr. (90.00m x 145.00m)	
<b>Topsoiling &amp; Earthworks; General Site</b>	198,900.00
- Decompact & Grade existing soil subgrade	
- Soil; imported to site for formation - Allowance	
- extra over on above item; forming and shaping mounds	
- Cultivation, grading & grass seeding - Allowance	
- Cultivation, grading & Wildflower seeding - Allowance	
<b>Soft Landscaping</b>	362,100.00
- Allowance for supply and planting of Semi-Mature Trees	
- <u>extra over on above item</u> ; Underground guying system	
- <u>extra over on above item</u> ; Willow protection guards	
- <u>extra over on above item</u> ; RootRain Urban; rootball irrigation system	
- Allowance for Orchard Trees	
- Allowance for specimen plants, Ornamental shrub & perennial planting	
- Allowance for Whip, Scrub & Willow plants	
- Allowance for Bulb Planting	
- Allowance for Aquatic Planting	
- Bark mulch to planting beds (75mm deep)	
- Allowance for works to existing trees	
- Allowance for works to existing Hedgerows	
<b>Site Services</b>	632,000.00
- Surface Water Drainage	
- Foul Drainage	
- Electrical Services	
- CCTV	
<b>Site Fittings</b>	35,000.00
- Park Seating	
- Bins	
- Cycle Stands	
<b>Total Budget Cost (Works to East Side of Park ); Carried Forward to Summary</b>	<b>€6,908,000.00</b>



### Scope of Works Summary

<u>Works to North Side of Park</u>	<b>Total Cost</b> €
<b>General Site Preparation</b>	130,000.00
<ul style="list-style-type: none"> <li>- Removal of existing mature Trees; Allowance 20.00 Nr. - Various girths</li> <li>- Removal of existing vegetation (internal hedge Boundaries &amp; Small trees)</li> <li>- Spray off existing grass areas &amp; removal of top layer of sod</li> <li>- Protection of Existing Features for the duration of the Contract</li> <li>- Protection of Existing Water Courses; to the satisfaction of the Client</li> <li>- Localised excavation; extra over for items measured below</li> </ul>	
<b>Works associated with existing Attenuation Pond (Ref: 01)</b>	81,000.00
<ul style="list-style-type: none"> <li>- Structural Steel Bridge; (Approx. 1.20m wide x 21.00m long)</li> <li>- Timber Cladding with Anti-Slip decked surface &amp; Associated Handrails</li> <li>- Concrete Foundations (mini-piles)</li> <li>- Earthworks for minor shaping of existing Pond area</li> </ul>	
<b>Timber Access Platform (Ref: 02)</b>	66,000.00
<ul style="list-style-type: none"> <li>- Structural steel platform ; (Approx. 186.00m<sup>2</sup>)</li> <li>- Timber Anti-Slip decked surface &amp; Associated Handrails</li> <li>- Concrete Foundations (mini-piles)</li> <li>- Concrete Foundations (mini-piles)</li> </ul>	
<b>Works to Apple Tree (Ref: 03)</b>	18,000.00
<ul style="list-style-type: none"> <li>- Hoggin Path incl. root protect system</li> <li>- Circular timber seating</li> </ul>	
<b>Carpark</b>	185,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>4.20m Wide Secondary Entrance Road (Ref: A)</b>	47,000.00
<ul style="list-style-type: none"> <li>- Excavation, Stone Fill &amp; Sundries</li> <li>- Surfacing &amp; Kerbing</li> <li>- Traffic Signage</li> <li>- Linemarking</li> </ul>	
<b>Footpath Network</b>	69,000.00
<ul style="list-style-type: none"> <li>- 1.20 wide low impact fines path with timber edge (Ref: b)</li> <li>- 3.00m wide loop path in permeable asphalt (Ref: c)</li> </ul>	
<i>c/fwd.</i>	<hr style="width: 100px; margin-left: auto; margin-right: 0;"/> 596,000.00



### Scope of Works Summary

<u>Works to North Side of Park</u>	<b>Total Cost</b>
	<b>€</b>
<i>b/fwd.</i>	<b>596,000.00</b>
<b>Topsoiling &amp; Earthworks; General Site</b>	198,000.00
<ul style="list-style-type: none"> <li>- Decompact &amp; Grade existing soil subgrade</li> <li>- Soil; imported to site for formation - Allowance</li> <li>- extra over on above item; forming and shaping mounds</li> <li>- Cultivation, grading &amp; grass seeding - Allowance</li> <li>- Cultivation, grading &amp; Wildflower seeding - Allowance</li> </ul>	
<b>Soft Landscaping</b>	172,000.00
<ul style="list-style-type: none"> <li>- Allowance for supply and planting of Semi-Mature Trees</li> <li>- <u>extra over on above item</u>; Underground guying system</li> <li>- <u>extra over on above item</u>; Willow protection guards</li> <li>- <u>extra over on above item</u>; RootRain Urban; rootball irrigation system</li> <li>- Allowance for Orchard Trees</li> <li>- Allowance for specimen plants, Ornamental shrub &amp; perennial planting</li> <li>- Allowance for Whip, Scrub &amp; Willow plants</li> <li>- Allowance for Bulb Planting</li> <li>- Allowance for Aquatic Planting</li> <li>- Bark mulch to planting beds (75mm deep)</li> <li>- Allowance for works to existing trees</li> <li>- Allowance for works to existing Hedgerows</li> </ul>	
<b>Site Services</b>	193,000.00
<ul style="list-style-type: none"> <li>- Surface Water Drainage</li> <li>- Electrical Services</li> <li>- CCTV</li> </ul>	
<b>Site Fittings</b>	35,000.00
<ul style="list-style-type: none"> <li>- Park Seating</li> <li>- Bins</li> <li>- Cycle Stands</li> </ul>	
<b>Works to Road Crossing</b>	91,000.00
<ul style="list-style-type: none"> <li>- Installation of Belisha beacons</li> <li>- Creation of Raised Table &amp; Associated Line Marking</li> </ul>	

<b>Total Budget Cost (Works to North Side of Park); Carried Forward to Summary</b>	<b>€1,285,000.00</b>
--	----------------------



### List of Exclusions

**Note:** On the proceeding pages of this report **Landscape Consultancy Services** have outlined the cost of the Order of Magnitude construction works for this project. Below we outline items that may occur during the project but are not included or allowed for in the estimation of construction costs:

- 1 Capital Contributions and Connection Fees - ESB, Gas, Telecoms, Drainage etc
- 2 Planning, DAC and Fire Safety Certificate Charges
- 3 Local Authority Charges and Levies
- 4 Legal Costs / Agreements with Neighbours
- 5 Site Investigation Reports / Topographical Surveys
- 6 Abnormal Ground Conditions, Contamination Removal, Soft Spots, Rock, etc.
- 7 Professional Fees - design team, legal, specialist consultants etc
- 8 Future Wage, Material and Currency Price Fluctuations after October 2021
- 9 Archaeology works / Phasing
- 10 Moving or upgrading of existing services or utilities
- 11 Costs associated with construction of proposed new sports building
- 12 Costs associated with the refurbishment of the existing Agricultural Sheds



WWW.LANDSCAPEQS.IE