

Kent County Council

Salmestone Grange

Cost Plan Review Nr. 2

February 2020



Directors:

DW Allen MRICS, FRSA, IMA PS
PK Dadswell BSc, MRICS
ME Dadswell BA (Hons), PgDip, MRICS
SJ Parks BSc (Hons), MRICS, FQSi, ICIQB

**3 Kings Row
Armstrong Road
Maidstone
ME15 6AQ**

Associate Director:

OP Crisp BSc (Hons)

T: 01622 676454

E: email@allendadswell.co.uk

Consultant:

LM Brooks BSc (Hons), MRICS

W: www.allendadswell.com



1.0 - General Information



1.0 General Information

Description of Works

ADCC have been commissioned to review the 'Order of Cost Estimate for Arterial road and connections to existing road network' at Nash Road, Margate, produced by Sawyer & Fisher.

We have reproduced the Order of Cost Estimate in Section 2, and included our own estimate and commentary against each item for direct comparison. Our costs are extracted from our own Cost Estimate produced in Section 3. Note that in some instances costs are apportioned under different Series between Sawyer & Fisher's breakdown and our own and hence there are some disparities in the Series totals between Section 2 and Section 3.

We have also priced for the stopping up of Nash Road and the priority shift at Manston Road/Shottendane Road in Section 4. These works have not been priced in the original assessment by Sawyer and Fisher and hence there is no comparative cost.

Basis of Cost

Our costs are based at September 2019. We do not know when Sawyer and Fisher's Cost Estimate was produced and do not account for inflation in our direct comparison. **Note that our amendments are indicated in red.**

Drawings:

- 14-011-002 Rev C - Link Road - Phase 2
- 14-011-005 Rev C - Nash Road Closure
- 14-011-007 Rev C - Manston Road/Shottendane Road Priority Shift
- C & A Consulting Engineers Technical Note, dated May 2017

Note that Sawyer & Fisher's costs are based on 14-011-002 Rev B, suggesting that their Cost Estimate was produced prior to the update to Revision C. The changes are minor and we feel any evaluation of the costs should be based on the latest revision. From the technical note the amendments are:

- Introduction of pedestrian facilities on each arm of the roundabout.
- Private drive access points to service road realigned to take the access away from the corners of the service road and made easier for manoeuvrability.
- Footway introduced along Nash Road where the priority junction is located.

Assumptions/Clarifications

Link Road - Phase 2

Sawyer and Fisher

- Removing existing trees allowance; £10k
- General allowance for other fencing; £10k
- Allowance for upgrade to existing drainage network to facilitate these works; £20k
- Allowance for lowering or diverting existing services; £50k
- Allowance for disposal of non-inert material; 25% of excavation volume
- Allowance for soft spots; £50k
- Allowance for re-engineering ground; £50k
- Allowance for phasing works to maintain use of Nash Road; £250k
- Allowance for traffic signage; £50k
- Allowance for road markings; £5k
- Assumed drainage and existing services are adjacent/close to the proposed works

We have commented on these assumptions in Section 2.



1.0 General Information

Allen Dadswell

- Allowed for an additional 215m of road where not shown on drawing at 7.3m wide, with 5m of footway and 4m of verge. No allowance has been made for junctions
- Allowed for additional cut at the new roundabout for reducing levels due to existing level difference between Manston Road and the adjacent field
- Allowed for extent of drainage, service diversions, and streetlighting
- Allowed for a 36 week construction period, including 12 weeks of traffic management
- Assumed construction build ups (based on existing Kent schemes)
- Allowed for excavation and filling of soft spots and other voids (10%), and disposal of unacceptable material (5%)
- Assumed 300mm of topsoil to be stripped and 150mm to be reinstated
- Allowed for all surplus material to be disposed off site
- Allowed for assorted signage and road markings
- Allowed for cold milling of surface course and overlaying with average 50mm thick regulating course and 30mm surface course for new road over existing carriageway. Assumed carriageway to remain where possible to maintain traffic flow during construction
- Assumed work to be undertaken under S278 and S38 agreements (allowed for a 50/50 split for the purposes of KCC fees)
- Assumed all works and preliminary costs independent of development costs

Shottendane Road/Manston Road Priority Shift & Nash Road Closure

- Allowed for a combined construction duration of 12 weeks, to be undertaken alongside Link Road - Phase 2
- Priced preliminaries as an extra over main preliminaries for Link Road - Phase 2
- Assumed all works to be undertaken under a single S278 agreement
- Allowed for extent of drainage, service diversions, and streetlighting
- Assumed construction build ups (based on existing Kent schemes)
- Allowed for excavation and filling of soft spots and other voids (10%), and disposal of unacceptable material (5%)
- Allowed for all surplus material to be disposed off site
- Allowed for assorted signage and road markings
- Nash Road Closure: Allowed for resurfacing of the surface course and an additional 50mm thick regulating course to full carriageway width where carriageway is being widened (Nash Road turning head). No resurfacing has been allowed for on the other arms of the junction
- Manston Road/Shottendane Road Priority Shift: Allowed for resurfacing of the surface course and an additional 50mm thick regulating course to full carriageway width along Manston Road (c. 65m) and to the Shottendane Road bellmouth

Exclusions

- Ecology/Archaeology
- LCA Part 1 costs
- Statutory Undertakers' costs (no information received)
- All works associated with the development / all other costs deemed included in the viability assessment. **We note that the costs excluded from Sawyer & Fisher's cost plan and those above may require inclusion if they are not included elsewhere within the viability assessment.**
- VAT

2.0 - Sawyer & Fisher Cost Comparison



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher			ADCC	S&F Revised	ADCC Revised	Updated Comment	
	Quantity	Unit	Rate	Total	Total	Total		
200 Series - Site Clearance				64,000.00	46,973.00	55,973.00	51,973.00	Breakout out hard material/cold milling included in S200 in ADCC Construction Breakdown.
300 Series - Fencing				25,000.00	7,500.00	25,000.00	15,000.00	
400 Series - Road Restraint Systems				30,000.00	0.00	0.00	0.00	
500 Series - Drainage and Service Ducts				205,875.00	205,891.00	205,891.00	205,891.00	BWIC with utility diversions included under S2700 in ADCC Construction Breakdown.
600 Series - Earthworks				481,550.00	253,545.50	425,654.00	322,289.50	Capping and completion of formation/sub-formation included under S700 in breakdown below, but are included under
700 Series - Pavements				1,084,350.00	644,346.50	562,496.00	644,346.50	S600 in ADCC Construction Breakdown.
1100 Series - Kerbs, Footways and Paved Areas				194,000.00	185,530.50	185,531.00	185,530.50	
1200 Series - Traffic Signs and Road Markings				60,000.00	41,400.00	60,000.00	61,400.00	
1300 Series - Road Lighting Columns				220,000.00	48,200.00	110,000.00	48,200.00	
1400 Series - Electrical Work				147,000.00	31,700.00	147,000.00	51,700.00	Connections included under S1300 in ADCC Construction Breakdown.
3000 Series - Landscaping				88,600.00	22,071.00	37,905.00	37,905.00	We have not received an updated breakdown for the landscaping but will accept S&F's costs due to increased landscaping costs being received.
				2,600,375.00	1,487,157.50	1,815,450.00	1,624,235.50	
Main Contractor's Preliminaries			20%	520,075.00	558,000.00	558,000.00	558,000.00	Note that we have priced as a weekly rate, not a percentage, which provides a more realistic allowance. We have assumed that there are no shared prelims with the wider development.
Traffic Management			10%	260,037.50	189,000.00	189,000.00	189,000.00	We do not anticipate TM costs to be too onerous as the majority of the works are offline.
Design Fees			5%	130,018.75	0.00	90,772.50	0.00	We would anticipate that the total design fees are no higher than 10% of the works costs.
Manston Road/Shottendane Road Priority Shift (NEW ITEM)					132,998.50	132,998.50	132,998.50	See breakdown in Section 4.
Nash Road Closure (NEW ITEM)					204,813.00	204,813.00	204,813.00	See breakdown in Section 4.
				3,510,506.25	2,571,969.00	2,991,034.00	2,709,047.00	
Main Contractor's OH&P			7%	245,735.44	0.00	209,372.38	0.00	Deemed included in the ADCC rates, which are based on recent tender returns in the Kent area. We stand by our rates which have been obtained from numerous tendered schemes, mainly in Kent.
Main Contractor's Risk Allowance			5%	175,525.31	128,598.45	149,551.70	128,598.45	5% contingency allowance on construction works is acceptable.
Design Development			5%	175,525.31	0.00	149,551.70	128,598.45	Deemed included in the contingency. We understand what this is for and will agree on the basis that 5% client risk may not be adequate for a project of this nature.
Road Safety Audit Works Post Completion				50,000.00	50,000.00	50,000.00	50,000.00	Allowance is acceptable.
				4,157,292.31	2,750,567.45	3,549,509.78	3,016,243.90	
Client Risk Allowance			5%	207,864.62	137,528.37	177,475.49	137,528.37	Acceptable in combination with the 5% risk allowance above.
Client Design Fees			10%	415,729.23	275,056.75	354,950.98	275,056.75	10% acceptable for overall design allowance
Highways Authority Inspection Fees				150,000.00	incl. below	150,000.00	incl. below	
S278 Supervision Fees (NEW ITEM)					86,392.86		86,392.86	KCC inspection fees at 10% of bond value for S38 works and the first 500k of S278 works, with a 3% fee on the remaining
S38 Supervision Fees (NEW ITEM)					137,528.37		137,528.37	S278 bond value. For the purposes of assessment we have assumed that the S38 and S278 bond values are each 50% of
S278 Fixed Fee for Transportaton Advice (NEW ITEM)					17,719.00		17,719.00	the sub-total above. S278 works also incur a fixed fee of £17,719 for transportation advice to developer.
Commuted Sum for Maintenance Post Adoption				200,000.00	150,000.00	150,000.00	150,000.00	Commuted sums are only incurred on non-standard assets and street lighting/landscaping/traffic signals. We do not anticipate many non-standard assets for the works shown and have reduced the allowance accordingly. Also note that we have not undertaken a detailed analysis of the commuted sums that may be incurred at this stage, and the figure quoted is without prejudice to any commuted sum claims by KCC upon confirmation of the detailed design for the works.
Total Order of Cost				5,130,886.16	3,554,792.79	4,381,936.25	3,820,469.24	



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher				ADCC	S&F Revised	ADCC Revised	Updated Comment
	Quantity	Unit	Rate	Total	Total		Total	
General Site Clearance								
General site clearance	10,000	m ²	1.00	10,000.00	20,450.00	20,450.00	20,450.00	ADCC allowance includes for breaking out retaining wall.
Breaking up existing kerbs	300	m	20.00	6,000.00	6,600.00	6,600.00	6,600.00	More kerbs will require breaking out, modifications to driveways are also shown along Manston Road.
Breaking up existing carriageway	2,000	m ²	15.00	30,000.00	13,923	13,923.00	13,923	See comments below under Existing Road. The rate is high, but it would be reasonable to include an allowance for cold milling. ADCC rate includes for cold milling and breaking out hard material.
Breaking up existing footpaths	300	m ²	10.00	3,000.00	Incl.	0.00	Incl.	
Removal of existing trees, bushes & hedges								
Removing hedges		item		5,000.00	5,000.00	5,000.00	5,000.00	Appropriate allowance.
Removing trees; allowance		item		10,000.00	1,000.00	10,000.00	6,000.00	Only appear to be two trees which will require removal. We will compromise on 6k.
				64,000.00	46,973.00	55,973.00	51,973.00	
Fencing								
Fencing to either side of junction of new road with Nash Road	200	m	50.00	10,000.00	0.00	10,000.00	0.00	Evidence of quantity? No evidence provided.
Fencing to railway side of new arterial prior to connection with existing road network	100	m	50.00	5,000.00	0.00	5,000.00	0.00	What does this refer to? We would expect temporary fencing to be included under prelim or development costs. No evidence provided.
General allowance for other fencing		item		10,000.00	7,500.00	10,000.00	15,000.00	The general allowance, taken with the fencing measurements above, seem high for the type of development and usage. We believe highway boundary fencing is unlikely. We will compromise on 15k overall.
				25,000.00	7,500.00	25,000.00	15,000.00	
Road restraint system								
Restraint barrier along re-aligned Nash Road to back of existing properties	200	m	150.00	30,000.00	0.00	0.00	0.00	What does this item refer to? We can't identify a need for VRS from the current plans.
				30,000.00	0.00	0.00	0.00	
Highway drainage								
Connection to existing strategic drainage system		item		20,000.00	17,500.00	17,500.00	17,500.00	ADCC allowances include for all works to existing drainage.
Main drain run	535	m	125.00	66,875.00	84,391.00	84,391.00	84,391.00	Rate acceptable as average drainage rate. Quantity assumption is reasonable, depending on works required to existing drainage. ADCC allowance at 650m.
Branches to main drain run; single branch every 15m of main run	40	m	450.00	18,000.00	12,600.00	12,600.00	12,600.00	Are these gully leads? Rate is very high per m, but is closer to our allowance if priced per gully. ADCC quantity allows of 3.5m/gully.
Gullies	40	nr	150.00	6,000.00	15,400.00	15,400.00	15,400.00	Rate very low (expect c. £370), are leads above?
Manholes	15	nr	3,000.00	45,000.00	26,000.00	26,000.00	26,000.00	Rate high. Assumed spacing is reasonable.
Existing services								
Allowance for lowering/diverting existing services		item		50,000.00	50,000.00	50,000.00	50,000.00	Allowance is reasonable in lieu of any information on extent of utilities which require diverting. However, the diversion of existing utility services can be costly and estimates should be requested from each affected utility company in order to provide an accurate figure.
				205,875.00	205,891.00	205,891.00	205,891.00	



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher				ADCC	S&F Revised	ADCC Revised	Updated Comment
	Quantity	Unit	Rate	Total	Total		Total	
Topsoil strip								
Strip topsoil; 150 thick; set aside for reuse in spoil heaps	10,000	m ²	1.00	10,000.00	13,603.50	10,000.00	13,603.50	Effective rate/m ³ is £6.70, which is higher than we expect. Need to understand the extents taken to comment on the quantity. ADCC allowance for 300mm topsoil strip and no subsoil strip (topsoil expected to be thicker in greenfield).
Strip subsoil; 300 thick; set aside for reuse in spoil heaps	10,000	m ²	2.00	20,000.00	0.00	20,000.00	5,000.00	Effective rate/m ³ is £6.70. We will compromise at half the rate, and half the quantity given we have allowed for 300mm topsoil strip above.
Earthworks								
Assumed site does not require cut/fill and the road will be laid to approx existing site levels								There is a retaining wall running alongside Manston Road and a significant level difference between Manston Road and the level of the retained soil. Assumption is acceptable for the majority of the road but expect some level changes to occur at the new roundabout. The additional cut is included in our breakdown.
Excavate to reduce levels; assume 0.5m	5,000	m ³	5.00	25,000.00	19,368.00	19,368.00	19,368.00	Assumes 0.95m deep to be excavated across 10,000m ² . Carriageway area below at 7,100m ² including on existing road (which may not be needed). This allowance would appear to be high given the assumption re. cut and fill, but may be okay given the comments above.
Dispose off site	5,000	m ³	40.00	200,000.00	172,536.00	172,536.00	172,536.00	This rate is high for disposal off site. ADCC disposal allowance includes for subsoil and topsoil.
EO for disposing of non-inert material (assume 25%)	1,250	m ³	75.00	93,750.00	14,528.00	93,750.00	62,500.00	25% is a very high allowance for non-inert material, and the rate is very high as an extra over. Note that breaking out carriageway and footway is included separately in S200. ADCC allowance includes for excavating unacceptable material at 5%, which accounts for non-inert, contaminated or hazardous material. We will compromise an extra over rate of £50/m³.
Compaction	10,000	m ²	1.00	10,000.00	1,125.00	10,000.00	5,000.00	We will compromise on 5k but believe this is excessive.
Allowance for soft spots		item		50,000.00	23,103.00	50,000.00	35,000.00	Say £50/m ³ for excavating soft spots and replacing with capping material, suggests 1000m ³ of spoft spots. This allowance is very high. We will compromise on 35k.
Allowance for re-engineering ground to improveCBR (extent if required not known)		item		50,000.00	0.00	50,000.00	0.00	Don't believe this will be required in addition to a capping layer. Suggest either/or - do we know what the CBR of the site is? The S&F response doesn't address the question. Given the level of ground risk included and the depth of capping allowed for we do not believe it is appropriate to allow for further ground risk. We have been involved in a number of projects around Thanet and we have not experienced significantly bad CBR levels.
Topsoiling								
Topsoiling to verge; 150 thick	5,700	m ²	1.50	8,550.00	5,532.00	0.00	5,532.00	What extent has been taken? S&F have now removed the item which we think is an error so our allowance remains
Subsoil to verge; 300 thick	5,700	m ²	2.50	14,250.00	3,750.00	0.00	3,750.00	Overall the allowances for earthworks are very high, however the reality may be that additional excavation is required as well as retaining structures due to the level differences. Suggest more information is required on the approach to the construction of the roundabout, or some clearly defined assumptions made. See ADCC cost breakdown for our estimation of the earthworks required. S&F have now removed the item which we think is an error so our allowance remains
				481,550.00	253,545.50	425,654.00	322,289.50	



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher				ADCC	S&F Revised	ADCC Revised	Updated Comment
	Quantity	Unit	Rate	Total	Total		Total	
<u>New Road</u>								
Sub-base & capping layer								
Capping layer to carriageway pavement; assume 400mm thick	1,520	m ³	40.00	60,800.00	59,708.00	60,800.00	59,708.00	NB ADCC cost for 'Roundabout' included in 'New Road'. Is there any information on CBR available? What has been assumed? What is the extent of the new carriageway taken? Rate is acceptable. ADCC allowance for 250mm thick capping and compaction.
Type 1 sub-base to carriageway pavement; assume 150mm thick	570	m ³	50.00	28,500.00	97,714.50	28,500.00	97,714.50	Rate is acceptable.
Asphalt/Macacdam pavement								
Base course to carriageway	3,800	m ²	50.00	190,000.00	244,260.00	190,000.00	244,260.00	What thickness has been assumed?
Binder course to carriageway	3,800	m ²	15.00	57,000.00	86,848.00	57,000.00	86,848.00	
Wearing course to carriageway	3,800	m ²	20.00	76,000.00	81,420.00	76,000.00	81,420.00	Rate is high.
Speed humps	7	nr	2,000.00	14,000.00	25,000.00	14,000.00	25,000.00	Rate is acceptable. ADCC rate includes for the provision of a raised table to Manston Road service road.
<u>Roundabout</u>								
Sub-base & capping layer								
Capping layer to carriageway pavement; assume 400mm thick	320	m ³	40.00	12,800.00	Incl.	12,800.00	Incl.	We have included this above so no addition required.
Type 1 sub-base to carriageway pavement; assume 150mm thick	120	m ³	50.00	6,000.00	Incl.	6,000.00	Incl.	We have included this above so no addition required.
Asphalt/Macacdam pavement								
Base course to carriageway	800	m ²	50.00	40,000.00	Incl.	40,000.00	Incl.	We have included this above so no addition required.
Binder course to carriageway	800	m ²	15.00	12,000.00	Incl.	12,000.00	Incl.	We have included this above so no addition required.
Wearing course to carriageway	800	m ²	20.00	16,000.00	Incl.	16,000.00	Incl.	We have included this above so no addition required.
<u>Existing road</u>								
Sub-base & capping layer								
Capping layer to carriageway pavement; assume 400mm thick	1,000	m ³	40.00	40,000.00	0.00	0.00	0.00	Would not expect the existing road to be broken out completely. Would expect the existing carriageway to be resurfaced where possible and utilised as a running lane for existing traffic while works are ongoing. With that in mind
Type 1 sub-base to carriageway pavement; assume 150mm thick	375	m ³	50.00	18,750.00	0.00	0.00	0.00	would suggest these items are not required, although there may be areas in which full depth reconstruction is required.
Asphalt/Macacdam pavement								
Base course to carriageway	2,500	m ²	50.00	125,000.00	0.00	0.00	0.00	Confirm extent of these quantities.
Binder course to carriageway	2,500	m ²	15.00	37,500.00	28,616.00	28,616.00	28,616.00	ADCC allowance is for regulating course & tack coat in lieu of binder.
Wearing course to carriageway	2,500	m ²	20.00	50,000.00	14,700.00	14,700.00	14,700.00	
Tie-in to existing		item		50,000.00	6,080.00	6,080.00	6,080.00	Allowance is high, especially given comments above.
Allowance for phasing works		item		250,000.00	Incl.	0.00	Incl.	ADCC allowance incl. in prelims. Assumed minor phasing required as majority of carriageway can be built offline and traffic controlled using temporary signals, with traffic diverted on to new road to complete kerb lines.
				1,084,350.00	644,346.50	562,496.00	644,346.50	



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher				ADCC	S&F Revised	ADCC Revised	Updated Comment
	Quantity	Unit	Rate	Total	Total		Total	
Kerbs								
PCC HB2 kerbs to carriageways	1,700	m	35.00	59,500.00	49,560.00	49,560.00	49,560.00	Rate high.
PCC edgings to footways	1,700	m	20.00	34,000.00	20,560.00	20,560.00	20,560.00	Rate high.
Footways								
Sub-base to footway; assume 150mm thick	306	m ³	50.00	15,300.00	Incl.	0.00	Incl.	
Footway surfacing; 100mm thick 2 course	2,040	m ²	30.00	61,200.00	112,950.50	112,951.00	112,950.50	Total rate for footway is acceptable (£37.50/m ²).
Tactile paving to crossing points including drop kerbs	12	nr	2,000.00	24,000.00	2,460.00	2,460.00	2,460.00	Rate is high.
				194,000.00	185,530.50	185,531.00	185,530.50	
Traffic signs								
Allowance for traffic signage		item		50,000.00	30,000.00	50,000.00	50,000.00	Allowance is higher than we would expect. We will accept this but it is high.
Illuminated bollards		item		5,000.00	6,400.00	5,000.00	6,400.00	Allowance is reasonable. ADCC allowance includes for provision of (non-illuminated) square timber bollards.
Road markings								
Allowance for road markings		item		5,000.00	5,000.00	5,000.00	5,000.00	Allowance is reasonable.
Traffic signals								
Assumed traffic signals or pedestrian crossings are not required				Excl.	Excl.	Excl.	Excl.	Agreed, although an allowance will be required for the Nash Road Closure (deemed excluded from this cost plan)
				60,000.00	41,400.00	60,000.00	61,400.00	
Road Lighting columns (all provisional)								
Road lighting columns; assumed qty	40	nr	5,000.00	200,000.00	43,200.00	100,000.00	43,200.00	This rate is much higher than we have experienced anywhere in Kent - we would expect less than half of this rate all-in. What is assumption on quantity? Expect fewer street lights. We stand by our comment that £5,000 per column is excessive and we would query which lighting columns were required for the recently completed scheme referenced. We do not believe that such (presumably) high specification columns would be required in this area.
Feeder pillars; assumed qty at 1/5nr columns	8	nr	2,500.00	20,000.00	5,000.00	10,000.00	5,000.00	Would anticipate fewer feeder pillars. Our comment is unchanged.
				220,000.00	48,200.00	110,000.00	48,200.00	



2.0 Sawyer & Fisher Cost Comparison

Description	Sawyer & Fisher				ADCC	S&F Revised	ADCC Revised	Updated Comment
	Quantity	Unit	Rate	Total	Total		Total	
Electrical work for road lighting & Traffic signs (all provisional)								
Trenching for street lighting including duct	700	m	50.00	35,000.00	24,500.00	35,000.00	24,500.00	Rate is at the upper level of what we would expect. Our comment is unchanged. We note that S&F have halved the quantity of streetlights but have not halved the length of cabling & trenching or the quantity of lamps and feeder pillars.
Cabling to street lighting in duct	700	m	40.00	28,000.00	Incl.	28,000.00	Incl.	Rate very high considering trenching included elsewhere (for the cabling alone we would expect closer to £6.50/m). Our comment is unchanged.
Cabling street lighting column and connection	40	nr	1,000.00	40,000.00	7,200.00	40,000.00	7,200.00	Rate is high considering the rates above. Our comment is unchanged.
Lamp to street lighting column	40	nr	500.00	20,000.00	Incl.	20,000.00	Incl.	
Connection to feeder pillar	8	nr	500.00	4,000.00	Incl.	4,000.00	Incl.	See comment above.
Allowance for electrical connection to new feeder pillar from existing supply		item		20,000.00	Incl.	20,000.00	20,000.00	We will accept this figure as an all in rate for connections and miscellaneous electrical works.
				147,000.00	31,700.00	147,000.00	51,700.00	
Planting								
Grass seeding to verges including raking	5,800	m ²	3.00	17,400.00	2,766.00		2,766.00	
Grass seeding to roundabout including raking	400	m ²	3.00	1,200.00	Incl.		Incl.	
Tree planting to verge; allowance	200	nr	350.00	70,000.00	19,305.00		19,305.00	We would anticipate fewer trees - is this a planning requirement? ADCC allowance for tree planting and general planting.
				88,600.00	22,071.00	0.00	22,071.00	

3.0 - ADCC Construction Costs Breakdown



3.0 ADCC Construction Costs Breakdown

Item	Description	Quantity	Unit	Rate	Total
Series 100 - Preliminaries					
A	General preliminaries	36	wks	14,000.00	504,000.00
B	Traffic Management	36	wks	3,500.00	126,000.00
C	TSCO	36	wks	1,750.00	63,000.00
D	Stats Co-ordinator	8	wks	3,000.00	24,000.00
E	E/O allowance for nightwork	6	wks	5,000.00	30,000.00
Series 100 Carried to Summary £					747,000.00
Series 200 - Site Clearance					
F	General site clearance, incl. signs and street furniture etc.	12,300	m ²	1.50	18,450.00
G	Hedge clearance	250	m	20.00	5,000.00
H	Tree Clearance	2	nr	500.00	1,000.00
I	Breakout existing kerbs and remove to tip off site	440	m	15.00	6,600.00
J	Take up or down existing retaining wall and remove to tip off site		item		2,000.00
Series 200 Carried to Summary £					33,050.00
Series 300 - Fencing					
K	Timber post and rail fencing	300	m	25.00	7,500.00
Series 300 Carried to Summary £					7,500.00
Series 500 - Drainage and Service Ducts					
<u>Surface Water Carrier Drains</u>					
L	225mm dia. drain including granular bed and surround exceeding 1m deep but not exceeding 1.5m deep	130	m	100.00	13,000.00
M	225mm dia. drain including granular bed and surround exceeding 1.5m deep but not exceeding 2m deep	195	m	121.00	23,595.00
N	300mm dia. drain including granular bed and surround exceeding 1.5m deep but not exceeding 2m deep	228	m	140.00	31,920.00
O	300mm dia. drain including granular bed and surround exceeding 2m deep but not exceeding 2.5m deep	98	m	162.00	15,876.00
Carried Forwards £					84,391.00



3.0 ADCC Construction Costs Breakdown

Item	Description	Quantity	Unit	Rate	Total
Brought Forwards £					84,391.00
Series 500 - Drainage and Service Ducts Cont'd					
<u>Surface Water Manholes</u>					
A	PCC manhole including cover and frame, 1200mm dia., depth to invert exceeding 1m but n/e 2m deep	8	nr	1,500.00	12,000.00
B	PCC manhole including cover and frame, 1200mm dia., depth to invert exceeding 2m but n/e 3m deep	8	nr	1,750.00	14,000.00
<u>Gullies and Gully Leads</u>					
C	PCC Gullies (450 x 750)	40	nr	385.00	15,400.00
D	Gully leads, 150mm dia. including concrete surround	140	m	90.00	12,600.00
E	Allowance for alterations to existing drainage		item		15,000.00
F	Allowance for raising and lowering ironwork		item		2,500.00
Series 500 Carried to Summary £					155,891.00
Series 600 - Excavation					
<u>Excavation</u>					
G	Excavation of acceptable material class 5A, 300mm thick	3,023	m ³	4.50	13,603.50
H	Excavation of acceptable material excluding class 5A	4,304	m ³	4.50	19,368.00
I	Excavation of unacceptable material Class U1A/U1B	227	m ³	12.00	2,724.00
J	E/O for excavation in hard material	189	m ³	27.00	5,103.00
<u>Deposition of Fill</u>					
K	Deposition of acceptable material	750	m ³	5.00	3,750.00
<u>Disposal of Material</u>					
L	Disposal of acceptable material Class 5A to tip off-site	2,608	m ³	28.00	73,024.00
M	Disposal of acceptable material excl. Class 5A to tip off-site	3,554	m ³	28.00	99,512.00
N	Disposal of unacceptable material Class U1A/U1B	227	m ³	52.00	11,804.00
<u>Imported Material</u>					
O	Imported acceptable material Class 6F2 as fill for capping, 250mm thick	1,357	m ³	40.00	54,280.00
Carried Forwards £					283,168.50



3.0 ADCC Construction Costs Breakdown

Item	Description	Quantity	Unit	Rate	Total
Brought Forwards £					283,168.50
Series 600 - Excavation Cont'd					
<u>Soft Spots and Other Voids</u>					
A	Allowance for excavating soft spots and other voids	453	m ³	17.00	7,701.00
B	Allowance for filling soft spots and other voids	453	m ³	34.00	15,402.00
<u>Compaction of Fill</u>					
C	Compaction of acceptable material	750	m ³	1.50	1,125.00
D	Compaction of acceptable material 6F2 in capping	1,357	m ³	2.00	2,714.00
<u>Completion of Formation and Sub-Formation</u>					
E	Completion of formation	5,429	m ²	0.50	2,714.50
F	Completion of sub-formation	5,428	m ²	0.50	2,714.00
G	Perforate sub-base	311	m ²	4.00	1,244.00
H	Topsoiling to verges and embankments, 150mm thick	2,766	m ²	2.00	5,532.00
Series 600 Carried to Summary £					322,315.00
Series 700 - Pavements					
<u>Sub-Base</u>					
I	Type 1 sub-base, 350mm thick	1,900	m ³	50.00	95,000.00
J	Base course; HDM, 180mm thick	5,428	m ²	45.00	244,260.00
K	Binder course; HDM, 60mm thick	5,428	m ²	16.00	86,848.00
L	Surface course; Thin, 40mm thick	6,408	m ²	15.00	96,120.00
M	Tie-in Detail	160	m	38.00	6,080.00
N	Cold milling, 50mm thick	980	m ²	9.00	8,820.00
O	Regulating course, HDM, average depth 100mm thick	98	m ³	282.00	27,636.00
P	Tack coat	980	m ²	1.00	980.00
Q	Speed humps	7	nr	2,500.00	17,500.00
R	Allowance for raised table		item		7,500.00
Series 700 Carried to Summary £					590,744.00



3.0 ADCC Construction Costs Breakdown

Item	Description	Quantity	Unit	Rate	Total
Series 1100 - Kerbs, Footways and Paved Areas					
<u>Footways</u>					
A	Footway, consisting of; 150mm Type 1 sub-base, 60mm dense asphalt concrete binder, 25mm dense graded asphalt surface course	2,935	m ²	37.50	110,063.00
B	Traffic Island, consisting of; 150mm Type 1 sub-base, 60mm dense asphalt concrete binder, 25mm dense graded asphalt surface course	77	m ²	37.50	2,887.50
C	Tactile paving	30	m ²	82.00	2,460.00
<u>Kerbs and Edgings</u>					
D	Precast concrete HB2 kerb, 125mm upstand	1,770	m	28.00	49,560.00
E	Precast concrete edging	1,285	m	16.00	20,560.00
Series 1100 Carried to Summary £					185,530.50
Series 1200 - Traffic Signs and Road Markings					
F	Allow for assorted signage		item		30,000.00
G	Road markings		item		5,000.00
H	Illuminated bollards	6	nr	600.00	3,600.00
I	Square timber bollards	8	nr	350.00	2,800.00
Series 1200 Carried to Summary £					41,400.00
Series 1300 - Road Lighting Columns					
J	8m high lighting column & cabling with LED lantern	24	nr	1,800.00	43,200.00
K	Allowance for connections and other electrical works	24	nr	300.00	7,200.00
L	Feeder pillars	2	nr	2,500.00	5,000.00
Series 1300 Carried to Summary £					55,400.00
Series 1400 - Electrical Work for Road Lighting and Traffic Signs					
M	Allowance for trench and duct for street lights/illuminated traffic signs	700	m	35.00	24,500.00
Series 1400 Carried to Summary £					24,500.00



3.0 ADCC Construction Costs Breakdown

Item	Description	Quantity	Unit	Rate	Total
Series 2700 - Works for Statutory Undertakers					
A	Utility Diversions/Supplies		item		50,000.00
Series 2700 Carried to Summary £					50,000.00
Series 3000 - Landscape & Ecology					
B	Allow for seeding to verges and embankments	2,766	m ²	1.00	2,766.00
C	Allow for general planting	2,341	m ²	5.00	11,705.00
D	Tree Planting	20	nr	380.00	7,600.00
Series 3000 Carried to Summary £					22,071.00

4.0 - Nash Road Closure / Priority Shift



4.1 Priority Shift / Nash Road Closure Summary

Elemental Summary	Priority Shift	Nash Road Closure
SERIES 100 - Preliminaries	44,000.00	58,000.00
SERIES 200 - Site Clearance	12,875.00	9,500.00
SERIES 500 - Drainage and Service Ducts	6,800.00	21,700.00
SERIES 600 - Earthworks	3,492.00	6,285.00
SERIES 700 - Pavements	38,710.00	21,515.00
SERIES 1100 - Kerbs, Footways and Paved Areas	11,321.50	14,203.00
SERIES 1200 - Traffic Signs and Road Markings	10,800.00	63,500.00
SERIES 2700 - Works for Statutory Undertakers	5,000.00	10,000.00
SERIES 3000 - Landscape & Ecology	0.00	110.00
Sub Total £	132,998.50	204,813.00



4.2 Priority Shift / Nash Road Closure Breakdown

Item	Description	Priority Shift				Nash Road Closure			
		Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
Series 100 - Preliminaries									
A	E/O General preliminaries	4	wks	2,500.00	10,000.00	8	wks	2,500.00	20,000.00
B	Traffic Management	4	wks	3,500.00	14,000.00	8	wks	3,500.00	28,000.00
C	E/O allowance for nightwork	2	wks	5,000.00	10,000.00	2	wks	5,000.00	10,000.00
D	Accommodation Works to the school		item		10,000.00		item		0.00
Series 100 Carried to Summary £					44,000.00				58,000.00
Series 200 - Site Clearance									
E	General site clearance, incl. signs and street furniture etc.	1,100	m ²	10.00	11,000.00	700	m ²	10.00	7,000.00
F	Breakout existing kerbs and remove to tip off site	125	m	15.00	1,875.00	150	m	15.00	2,250.00
G	Take up or down existing Pedestrian Guardrail and remove to tip off-site	0	m	25.00	0.00	10	m	25.00	250.00
Series 200 Carried to Summary £					12,875.00				9,500.00
Series 500 - Drainage and Service Ducts									
<u>Gullies and Gully Leads</u>									
H	PCC Gullies (450 x 750)	4	nr	385.00	1,540.00	6	nr	385.00	2,310.00
I	Gully leads, 150mm dia. including concrete surround	14	m	90.00	1,260.00	21	m	90.00	1,890.00
J	Allowance for alterations to existing drainage		item		2,500.00		item		15,000.00
K	Allowance for raising and lowering ironwork		item		1,500.00		item		2,500.00
Series 500 Carried to Summary £					6,800.00				21,700.00
Series 600 - Excavation									
<u>Excavation</u>									
L	Excavation of acceptable material class 5A, 300mm thick	0	m ³	4.50	0.00	4	m ³	4.50	18.00
M	Excavation of acceptable material excluding class 5A	62	m ³	4.50	279.00	112	m ³	4.50	504.00
N	Excavation of unacceptable material Class U1A/U1B	3	m ³	12.00	36.00	6	m ³	12.00	72.00
O	E/O for excavation in hard material	26	m ³	27.00	702.00	38	m ³	27.00	1,026.00
<u>Deposition of Fill</u>									
P	Deposition of acceptable material	13	m ³	5.00	65.00	20	m ³	5.00	100.00
<u>Disposal of Material</u>									
Q	Disposal of acceptable material Class 5A to tip off-site	0	m ³	28.00	0.00	1	m ³	28.00	28.00
R	Disposal of acceptable material excl. Class 5A to tip off-site	49	m ³	28.00	1,372.00	92	m ³	28.00	2,576.00
S	Disposal of unacceptable material Class U1A/U1B	3	m ³	52.00	156.00	6	m ³	52.00	312.00
<u>Imported Material</u>									
T	Imported acceptable material Class 6F2 as fill for capping, 250mm thick	11	m ³	40.00	440.00	21	m ³	40.00	840.00
<u>Soft Spots and Other Voids</u>									
U	Allowance for excavating soft spots and other voids	7	m ³	17.00	119.00	12	m ³	17.00	204.00
V	Allowance for filling soft spots and other voids	7	m ³	34.00	238.00	12	m ³	34.00	408.00
Carried Forwards £					3,407.00	Carried Forwards £			6,088.00



4.2 Priority Shift / Nash Road Closure Breakdown

Item	Description	Priority Shift				Nash Road Closure			
		Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
		Brought Forwards £			3,407.00	Brought Forwards £			6,088.00
Series 600 - Excavation Cont'd									
<u>Compaction of Fill</u>									
A	Compaction of acceptable material	13	m ³	1.50	19.50	20	m ³	1.50	30.00
B	Compaction of acceptable material 6F2 in capping	11	m ³	2.00	22.00	21	m ³	2.00	42.00
<u>Completion of Formation and Sub-Formation</u>									
C	Completion of formation	43	m ²	0.50	21.50	86	m ²	0.50	43.00
D	Completion of sub-formation	44	m ²	0.50	22.00	84	m ²	0.50	42.00
E	Topsoiling to verges and embankments, 150mm thick	0	m ²	2.00	0.00	20	m ²	2.00	40.00
Series 600 Carried to Summary £					3,492.00				6,285.00
Series 700 - Pavements									
<u>Sub-Base</u>									
F	Type 1 sub-base, 350mm thick	15	m ³	50.00	750.00	30	m ³	50.00	1,500.00
G	Base course; HDM, 180mm thick	42	m ²	45.00	1,890.00	85	m ²	45.00	3,825.00
H	Binder course; HDM, 60mm thick	42	m ²	16.00	672.00	85	m ²	16.00	1,360.00
I	Surface course; Thin, 40mm thick	762	m ²	15.00	11,430.00	350	m ²	15.00	5,250.00
J	Tie-in Detail	72	m	38.00	2,736.00	58	m	38.00	2,204.00
<u>High Friction Surfacing</u>									
K	High friction surfacing	80	m ²	22.00	1,760.00	0	m ²	22.00	0.00
<u>Cold Milling</u>									
L	Cold milling, 70mm thick	200	m ²	10.60	2,120.00	100	m ²	10.60	1,060.00
M	Cold milling, 50mm thick	720	m ²	9.00	6,480.00	265	m ²	9.00	2,385.00
N	Regulating course, HDM, average depth 50mm thick	36	m ³	282.00	10,152.00	13	m ³	282.00	3,666.00
O	Tack coat	720	m ²	1.00	720.00	265	m ²	1.00	265.00
Series 700 Carried to Summary £					38,710.00				21,515.00
Series 1100 - Kerbs, Footways and Paved Areas									
<u>Footways</u>									
P	Footway, consisting of; 150mm Type 1 sub-base, 60mm dense asphalt concrete binder, 25mm dense graded asphalt surface course	69	m ²	37.50	2,588.00	106	m ²	37.50	3,975.00
Q	Traffic Island, consisting of; 230mm Type 1 sub-base, 60mm dense asphalt concrete binder, 25mm dense graded asphalt surface course	5	m ²	37.50	187.50	0	m ²	37.50	0.00
R	Footway resurfacing, consisting of; 50mm dense asphalt concrete binder, 20mm dense graded asphalt surface course	200	m ²	24.00	4,800.00	100	m ²	24.00	2,400.00
S	Tactile paving	3	m ²	82.00	246.00	34	m ²	82.00	2,788.00
<u>Kerbs and Edgings</u>									
T	Precast concrete HB2 kerb, 125mm upstand	125	m	28.00	3,500.00	180	m	28.00	5,040.00
Series 1100 Carried to Summary £					11,321.50				14,203.00



4.2 Priority Shift / Nash Road Closure Breakdown

Item	Description	Priority Shift				Nash Road Closure			
		Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
Series 1200 - Traffic Signs and Road Markings									
A	Allow for assorted signage		item		5,000.00		item		10,000.00
B	Road markings		item		2,500.00		item		2,500.00
C	Burn off road markings		item		1,000.00		item		1,000.00
D	Traffic signals (Proposed crossing point)		item		0.00		item		30,000.00
E	Allowance for alterations of traffic signals		item		0.00		item		20,000.00
F	Illuminated bollards	2	nr	600.00	1,200.00	0	nr	600.00	0.00
G	Refuge beacons	1	nr	1,100.00	1,100.00	0	nr	1,100.00	0.00
Series 1200 Carried to Summary £					10,800.00	63,500.00			
Series 2700 - Works for Statutory Undertakers									
H	Utility Diversions		item		5,000.00		item		10,000.00
Series 2700 Carried to Summary £					5,000.00	10,000.00			
Series 3000 - Landscape & Ecology									
I	Allow for seeding to verges and embankments	0	m ²	0.50	0.00	20	m ²	0.50	10.00
J	Allow for general planting	0	m ²	5.00	0.00	20	m ²	5.00	100.00
Series 3000 Carried to Summary £					0.00	110.00			