

Margate – cost comparison

November 2020

Items under dispute

1. Build costs to construct roads within development parcels (5.5m wide)

Build cost provide by Gladman is on a 5.5m wide road – breakdown of road construction costs is provided and it is actually undercosted by GDL – rate provide by our QS is £2100 per lin metre which includes the following:-

- Surface water sewers – no attenuation
- Road drainage (gullies and connections)
- Foul water sewers
- Road construction split between tarmac and block paved
 - Tarmac (capping layer/ sub base/ 3 coats tarmac)
 - Block paved (capping layer/ sub base/ base course/ sand paviors)
- 2m wide footpath construction (sub base/ 2 coats tarmac/ Kerbs/ edgings)
- Ducts for road crossings and services
- Streetlights
- Street name plates
- S38/104 supervision fees

Build costs provided by EMRC is an allowance per m2 of developable area which under values site. The GDL road length is based on 5.5m plot frontage of plots. 400 in this case. Omitted apartments areas as will have parking courts.

2. Cost of additional concrete

Advise from QS and discussions with contractors is that current rates for additional concrete is currently £125 per m3 – which is above our original allowance.

3. Build cost for link rd (6.75m wide)

See current QS breakdown of cost for 6.75m link road inclusions as above.

No allowance for block paviors as assumed that road finish will be asphalt.

Also included allowance for provision of armco barrier along the eastern side of section between Shottendane and Hartsdown Roads due to level difference to balancing pond areas.

Revised rate = £2709 per lin m

4. Roundabout construction

Allowance made for construction of roundabouts on existing adopted highways need to include for additional allowances for attendances for the engagement of a contractors approved by KCC highways.

Large amount of traffic management needs to be provided to maintain existing flow though works.

No design works done to date

Full impact of levels unknown at present

Prepared to reduce allowance to £400k each

5. Re-alignment of Shottendane Rd

Road price allowed by EMRC is way below that expected to construct a road on site within development parcels let alone that to be done on existing highways.

Revised figure from GDL = £4000 per lin m

See QS breakdown

Allowance made for:-

- Base price uses the 6.75m wide road construction
- Diversions of services x5 (Gas x2, electric, BT, water,)
- Highways drainage to be diverted and re-connected
- Cart away surplus contaminated arisings
- Prelims and attendances for KCC approved contractor
- Streetlights
- Traffic management for a 30wk build