

**ORDER OF COST ESTIMATE**

Chorley Hall Lane Car Park



for

Alderley Edge Parish Council

November 2015

Description	Overall Site Area (m2)
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Gross Area	2711
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ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
<b>1</b>	<b>FACILITATING WORKS &amp; BUILDING WORKS</b>				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£300.00	300.00
1.2	Clear existing site of all small trees, shrubs, vegetation, grassed areas etc. Remove all debris arising from site.	2711	Sqm	£3.00	£8,133.00
1.3	Remove existing timber fencing and gate. Remove all debris arising from site.	1	Item	500.00	£500.00
1.4	Allowance for traffic management, safety, application to highways - alterations to existing carriageway at site entrance	1	Item	£2,600.00	£2,600.00
1.5	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£1,600.00	£1,600.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	344	Lm	£17.00	£5,848.00
1.7	Allow to protect existing mature tree to be retained, allowance for fencing and barriers	1	Item	£200.00	£200.00
1.8	Provide semi-permeable tarmacadam surfacing including sub base build up.	2206	Sqm	£80.00	£176,480.00
1.9	Allowance for additional surface water drainage works	2711	Sqm	£11.00	£29,821.00
1.10	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£20,000.00	£20,000.00
1.12	Allowance for car park lighting	1	Item	£15,000.00	£15,000.00
1.13	Line marking works	1	Item	£1,250.00	£1,250.00
1.14	Allowance for new top soil and grass turf	465	Sqm	£17.00	£7,905.00
1.15	Allowance for advanced nursery stock trees	11	Nr	£150.00	£1,650.00

1.16	Allowance for 1.2m high treated timber fence to match existing c/w posts and post foundations	36 Lm	£15.00	£540.00
1.17	Allowance for pre treated double timber gate, to match existing.	1 Item	£750.00	£750.00
1.18	Allowance for alteration to and provide new tactile warning surfaces to public footpath each side of new site entrance	1 Item	£300.00	£300.00
1.19	Allowance for signage	1 Item	£2,000.00	£2,000.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>				<b>£274,877.00</b>
	<b>Main contractor's preliminaries</b>	12 %		<b>£32,985.24</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>				<b>£307,862.24</b>
	<b>Main contractor's overheads and profit</b>	Inc %		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>				<b>£307,862.24</b>
<b>Project or design team fees</b>				
	Arcus Consulting LLP fee	10 %		£30,786.22
	Structural Engineer fee	Inc %		
	Electrical Engineer fee	Inc %		
	CDM Regulations Consultant	Inc %		
<b>Other development or project costs</b>				
	Planning approval fee	1 Item		£195.00
	Topographical survey and ground investigation	1 Item		£1,500.00
<b>TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS</b>				<b>£ 32,481.22</b>
<b>BASE COST ESTIMATE</b>				<b>£340,343.46</b>
	<b>Risk Allowance (Contingency)</b>	10 %		34,034.35
<b>TOTAL RISK ALLOWANCE</b>				<b>£ 34,034.35</b>
<b>COST LIMIT (excluding inflation)</b>				<b>£374,377.81</b>
	<b>Inflation</b>		N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>				<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>				<b>£374,377.81</b>
	<b>VAT ASSESSMENT (if applicable)</b>		N/A	-

#### Qualifications and Assumptions

Assumption that existing ground conditions have sufficient soak away capacity to facilitate semi-permeable surfacing, however an allowance has been included for secondary surface water drainage measures

Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly

Assumption that proposed car park levels will be similar to existing levels and that no requirement for works to build up levels above 250mm