

**ORDER OF COST ESTIMATE**  
**Heyes Lane Car Park (142nr Spaces)**



for

**Alderley Edge Parish Council**

**January 2016**

<b>Description</b>	<b>Overall Site Area (m2)</b>
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Gross Site Area	5550
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<b>ITEM</b>	<b>DESCRIPTION</b>	<b>Semi Permeable Cost</b>	<b>Traditional Tarmac Cost</b>
<b>1</b>	<b>FACILITATING WORKS &amp; BUILDING WORKS</b>	£ 590,409.00	£ 475,282.20
<b>2</b>	<b>PRELIMINARIES</b>	£ 70,849.08	£ 57,033.86
<b>3</b>	<b>FEES</b>	£ 67,820.81	£ 54,926.61
<b>4</b>	<b>RISK CONTINGENCY</b>	£ 72,907.89	£ 58,724.27
	<b>TOTAL</b>	£ 801,986.78	£ 645,966.94

**ORDER OF COST ESTIMATE**  
**Heyes Lane Car Park (142nr Spaces)**



for

**Alderley Edge Parish Council**

**January 2016**

Semi Permeable Tarmacadam Surfacing

Description	Overall Site Area (m2)
Gross Site Area	5550

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	£600.00	£600.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	5436	Sqm	£3.00	£16,308.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	3	Item	500.00	£1,500.00
1.4	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£80,000.00	£80,000.00
1.5	Allowance to divert existing watercourse below ground using PCC pipes and allowance to include 6no. inspection chambers	1	Item	£17,500.00	£17,500.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	589	Lm	£17.00	£10,013.00
1.7	Provide 150x50mm path edgings, including excavation and haunching works.	165	Lm	£8.00	£1,320.00
1.8	Provide semi-permeable tarmacadam surfacing including sub base build up. Include surfacing for footpaths and new vehicle entrance within existing highway.	3840	Sqm	£80.00	£307,200.00
1.9	Allowance for additional surface water drainage works	5436	Sqm	£11.00	£59,796.00
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	£25,000.00	£25,000.00
1.11	Allowance for car park lighting	1	Item	£30,000.00	£30,000.00
1.12	Line marking works	1	Item	£2,250.00	£2,250.00
1.13	Allowance for new top soil and grass turf	1596	Sqm	£17.00	£27,132.00
1.14	Allowance for advanced nursery stock trees	14	Nr	£150.00	£2,100.00
1.15	Allowance to remove existing footpath surface and provide new	114	Sqm	£35.00	£3,990.00

1.16	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£1,200.00	£1,200.00
1.17	Allowance for signage	1	Item	£4,500.00	£4,500.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>					<b>£590,409.00</b>
	<b>Main contractor's preliminaries</b>	12	%		<b>£70,849.08</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>					<b>£661,258.08</b>
	<b>Main contractor's overheads and profit</b>	Inc	%		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>					<b>£661,258.08</b>
<b>Project or design team fees</b>					
	Arcus Consulting LLP fee	10	%		£66,125.81
	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 and ground investigation	1	Item		£1,500.00
<b>TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS</b>					<b>£ 67,820.81</b>
<b>BASE COST ESTIMATE</b>					<b>£ 729,078.89</b>
	<b>Risk Allowance (Contingency)</b>	10	%		72,907.89
<b>TOTAL RISK ALLOWANCE</b>					<b>£ 72,907.89</b>
<b>COST LIMIT (excluding inflation)</b>					<b>£ 801,986.78</b>
	<b>Inflation</b>			N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>					<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>					<b>£ 801,986.78</b>
<b>VAT ASSESSMENT (if applicable)</b>					<b>N/A -</b>

#### Qualifications and Assumptions

No allowances have been made in respect of alterations to the existing car park to the festival hall except for the proposed vehicle link to the new car park.

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

Existing mature trees around perimeter of site are to be retained, except those required to be removed to form car park entrance and vehicle link to festival hall car park

**ORDER OF COST ESTIMATE**  
**Heyes Lane Car Park (142nr Spaces)**



for

**Alderley Edge Parish Council**

January 2016

Traditional Tarmacadam Surfacing

Description	Overall Site Area (m2)
Gross Site Area	5550

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	£600.00	£600.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	5436	Sqm	£3.00	£16,308.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	3	Item	500.00	£1,500.00
1.4	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£80,000.00	£80,000.00
1.5	Allowance to divert existing watercourse below ground using PCC pipes and allowance to include 6no. inspection chambers	1	Item	£17,500.00	£17,500.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	589	Lm	£17.00	£10,013.00
1.7a	Provide 150x50mm path edgings, including excavation and haunching works.	165	Lm	£8.00	£1,320.00
1.7b	Lay MOT T1 sub-base 250mm thick	960	m3	£32.29	£30,998.40
1.8	Provide AC10 tarmacadam surfacing (colour black) including binder, and base build up..	3840	Sqm	£39.54	£151,833.60
1.9	Allowance for additional surface water drainage works	5436	Sqm	£12.70	£69,037.20
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	£25,000.00	£25,000.00
1.11	Allowance for car park lighting	1	Item	£30,000.00	£30,000.00
1.12	Line marking works	1	Item	£2,250.00	£2,250.00
1.13	Allowance for new top soil and grass turf	1596	Sqm	£17.00	£27,132.00
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1.17	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£1,200.00	£1,200.00
1.18	Allowance for signage	1	Item	£4,500.00	£4,500.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>					<b>£475,282.20</b>
	<b>Main contractor's preliminaries</b>	12	%		<b>£57,033.86</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>					<b>£532,316.06</b>
	<b>Main contractor's overheads and profit</b>	Inc	%		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>					<b>£532,316.06</b>
<b>Project or design team fees</b>					
	Arcus Consulting LLP fee	10	%		£53,231.61
	Structural Engineer fee	Inc	%		
	Electrical Engineer fee	Inc	%		
	CDM Consultant fee	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>£ 54,926.61</b>
<b>BASE COST ESTIMATE</b>					<b>£ 587,242.67</b>
	<b>Risk Allowance (Contingency)</b>	10	%		58,724.27
<b>TOTAL RISK ALLOWANCE</b>					<b>£ 58,724.27</b>
<b>COST LIMIT (excluding inflation)</b>					<b>£ 645,966.94</b>
	<b>Inflation</b>			N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>					<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>					<b>£ 645,966.94</b>
	<b>VAT ASSESSMENT (if applicable)</b>			N/A	-

#### Qualifications and Assumptions

No allowances have been made in respect of alterations to the existing car park to the festival hall except for the proposed vehicle link to the new car park.  
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly  
Existing mature trees around perimeter of site are to be retained, except those required to be removed to form car park entrance and vehicle link to festival hall car park