

ORDER OF COST ESTIMATE

Heyes Lane Car Park



for

Alderley Edge Parish Council

November 2015

Description	Overall Site Area (m2)
-------------	------------------------

Gross Area (including existing footpath)	1534
--	------

Gross Area (excluding existing footpath)	1420
--	------

ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
1	FACILITATING WORKS & BUILDING WORKS				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£200.00	200.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	1420	Sqm	£3.00	£4,260.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	1	Item	500.00	£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	£1,000.00	£1,000.00
1.5	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	230	Lm	£17.00	£3,910.00
1.6	Provide 150x50mm path edgings, including excavation and haunching works.	65	Lm	£8.00	£520.00
1.7	Provide semi-permeable tarmacadam surfacing including sub base build up.	1188	Sqm	£80.00	£95,040.00
1.8	Allowance for additional surface water drainage works	1420	Sqm	£11.00	£15,620.00
1.9	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£15,000.00	£15,000.00
1.10	Allowance for car park lighting	1	Item	£10,000.00	£10,000.00
1.11	Line marking works	1	Item	£750.00	£750.00
1.12	Allowance for new top soil and grass turf	232	Sqm	£17.00	£3,944.00
1.13	Allowance for advanced nursery stock trees	22	Nr	£150.00	£3,300.00
1.14	Allowance for 1.8m high weld mesh type fence along boundary with allotments c/w green PPC finish, posts and post foundations	58	Lm	£47.50	£2,755.00

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	£300.00	£300.00
1.17	Allowance for signage	1 Item	£1,500.00	£1,500.00
SUB TOTAL FACILITATING WORKS & BUILDING WORKS				£162,589.00
	Main contractor's preliminaries	12	%	£19,510.68
SUB TOTAL FACILITATING WORKS & BUILDING WORKS (Including Preliminaries)				£182,099.68
	Main contractor's overheads and profit	Inc	%	£0.00
TOTAL BUILDING WORKS ESTIMATE				£182,099.68
Project or design team fees				
	Arcus Consulting LLP fee	10	%	£18,209.97
	Structural Engineer fee	Inc	%	
	Electrical Engineer fee	Inc	%	
	CDM Consultant fee	Inc	%	
Other development or project costs				
	Planning approval fee	1	Item	£195.00
	Topographical survey and ground investigation	1	Item	£1,500.00
TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS				£ 19,904.97
BASE COST ESTIMATE				£ 202,004.65
	Risk Allowance (Contingency)	10	%	20,200.46
TOTAL RISK ALLOWANCE				£ 20,200.46
COST LIMIT (excluding inflation)				£ 222,205.11
	Inflation			N/A -
TOTAL INFLATION ALLOWANCE				-
COST LIMIT (excluding V.A.T. assessment)				£ 222,205.11
	VAT ASSESSMENT (if applicable)			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