

**ORDER OF COST ESTIMATE**

Ryleys Lane Car Park



for

Alderley Edge Parish Council

December 2015

**Description**

Gross Site Area (Excluding sub-station and adjacent land)

939 Sqm

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>Semi Permeable Cost</b>	<b>Traditional Tarmac Cost</b>	<b>Steel Frame Car Park (2nr Levels) Cost</b>
1	<b>FACILITATING WORKS &amp; BUILDING WORKS</b>	£ 135,151.00	£ 106,343.51	£ 336,188.51
2	<b>PRELIMINARIES</b>	£ 20,272.65	£ 15,951.53	£ 50,428.28
3	<b>FEES</b>	£ 17,237.37	£ 13,924.50	£ 48,089.01
4	<b>RISK CONTINGENCY</b>	£ 17,266.10	£ 13,621.95	£ 43,470.58
	<b>TOTAL</b>	<b>£ 189,927.12</b>	<b>£ 149,841.49</b>	<b>£ 478,176.38</b>

**ORDER OF COST ESTIMATE**

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**December 2015**

Description	Overall Site Area (m2)
Gross Site Area (Excluding sub-station and adjacent land)	939

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	£200.00	£200.00
1.2	Cut back all small trees, shrubs, vegetation, fences, gates etc to enable new kerbs and surfacing. Remove all debris arising from site. <b>Note - cost estimate assumes existing mature trees, bushes etc that bound site will be retained.</b>	117	Item	£3.00	£351.00
1.3	Remove existing mature tree complete from centre of existing site, including grub up roots and stump.	1	Item	500.00	£500.00
1.4	Allow to protect existing mature trees to be retained, allowance for fencing and barriers	1	Item	£200.00	£200.00
1.5	Allow to break up areas of existing tarmacadam. Scrape back existing hard surfacing and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£20,000.00	£20,000.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	138	Lm	£17.00	£2,346.00
1.7	Provide semi-permeable tarmacadam surfacing including sub base build up.	939	Sqm	£80.00	£75,120.00
1.8	Allowance for additional surface water drainage works	939	Sqm	£11.00	£10,329.00
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	£7,500.00	£7,500.00
1.11	Line marking works	1	Item	£750.00	£750.00
1.12	Allowance for new top soil and grass turf	65	Sqm	£17.00	£1,105.00
1.13	Allowance for advanced nursery stock trees	3	Nr	£150.00	£450.00
1.14	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£300.00	£300.00

1.15	Allowance for signage	1	Item	£1,000.00	£1,000.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>					<b>£135,151.00</b>
	<b>Main contractor's preliminaries</b>	15	%		<b>£20,272.65</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>					<b>£155,423.65</b>
	<b>Main contractor's overheads and profit</b>	Inc	%		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>					<b>£155,423.65</b>
<b>Project or design team fees</b>					
	Arcus Consulting LLP fee	10	%		£15,542.37
	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>£ 17,237.37</b>
<b>BASE COST ESTIMATE</b>					<b>£ 172,661.02</b>
	<b>Risk Allowance (Contingency)</b>	10	%		17,266.10
<b>TOTAL RISK ALLOWANCE</b>					<b>£ 17,266.10</b>
<b>COST LIMIT (excluding inflation)</b>					<b>£ 189,927.12</b>
	<b>Inflation</b>			N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>					<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>					<b>£ 189,927.12</b>
<b>VAT ASSESSMENT (if applicable)</b>					<b>N/A -</b>

#### Qualifications and Assumptions

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

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**Alderley Edge Parish Council****December 2015**

Description	Overall Site Area (m2)
Gross Site Area (Excluding sub-station and adjacent land)	939

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	£200.00	£200.00
1.2	Cut back all small trees, shrubs, vegetation, fences, gates etc to enable new kerbs and surfacing. Remove all debris arising from site. <b>Note - cost estimate assumes existing mature trees, bushes etc that bound site will be retained.</b>	117	Item	£3.00	£351.00
1.3	Remove existing mature tree complete from centre of existing site, including grub up roots and stump.	1	Item	500.00	£500.00
1.4	Allow to protect existing mature trees to be retained, allowance for fencing and barriers	1	Item	£200.00	£200.00
1.5	Allow to break up areas of existing tarmacadam. Scrape back existing hard surfacing and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£20,000.00	£20,000.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	138	Lm	£17.00	£2,346.00
1.7	Lay MOT T1 sub-base 250mm thick	235	m3	£32.29	£7,588.15
1.8	Provide AC10 tarmacadam surfacing (colour black) including binder, and base build up..	939	Sqm	£39.54	£37,128.06
1.9	Allowance for surface water drainage works	939	Sqm	£12.70	£11,925.30
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	£15,000.00	£15,000.00
1.11	Allowance for car park lighting	1	Item	£7,500.00	£7,500.00
1.12	Line marking works	1	Item	£750.00	£750.00
1.13	Allowance for new top soil and grass turf	65	Sqm	£17.00	£1,105.00
1.14	Allowance for advanced nursery stock trees	3	Nr	£150.00	£450.00

1.15	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£300.00	£300.00
1.16	Allowance for signage	1	Item	£1,000.00	£1,000.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>					<b>£106,343.51</b>
	<b>Main contractor's preliminaries</b>	15	%		<b>£15,951.53</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>					<b>£122,295.04</b>
	<b>Main contractor's overheads and profit</b>	Inc	%		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>					<b>£122,295.04</b>
<b>Project or design team fees</b>					
	Arcus Consulting LLP fee	10	%		£12,229.50
	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>£ 13,924.50</b>
<b>BASE COST ESTIMATE</b>					<b>£ 136,219.54</b>
	<b>Risk Allowance (Contingency)</b>	10	%		13,621.95
<b>TOTAL RISK ALLOWANCE</b>					<b>£ 13,621.95</b>
<b>COST LIMIT (excluding inflation)</b>					<b>£ 149,841.49</b>
	<b>Inflation</b>			N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>					<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>					<b>£ 149,841.49</b>
<b>VAT ASSESSMENT (if applicable)</b>					<b>N/A -</b>
<b>Qualifications and Assumptions</b>					
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly					

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1.3	Remove existing mature trees complete from centre and to perimeter of existing site, including grub up roots and stump.	10	Nr	500.00	£5,000.00
1.4	Allow to break up areas of existing tarmacadam. Scrape back existing hard surfacing and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£20,000.00	£20,000.00
1.5	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	138	Lm	£17.00	£2,346.00
1.6	Lay MOT T1 sub-base 250mm thick	235	m3	£32.29	£7,588.15
1.7	Provide AC10 tarmacadam surfacing (colour black) including binder, and base build up..	939	Sqm	£39.54	£37,128.06
1.8	Allowance for surface water drainage works	939	Sqm	£12.70	£11,925.30
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 (upper and lower levels)	1	Item	£15,000.00	£15,000.00
1.11	Line marking works	1	Item	£1,500.00	£1,500.00
1.12	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£300.00	£300.00
1.13	Allowance for signage	1	Item	£1,500.00	£1,500.00
<b>2.0</b>	<b>Extra Over Costs for Additional Car Park Level</b>				
2.1	Provide new piled foundations to house steel frame; with concrete cap. Assume initial 30 Nr subject to final car park design.	30	Nr	245.00	7,350.00

2.2	Supply and fit new steel car park frame, steel deck formwork, railings and ramp. Includes drainage to upper level	1 Item	£175,000.00	£175,000.00
2.3	Allowance for for new insitu concrete deck/ wearing course poured over steel deck formwork. Final design subject to Engineers details etc	900 Sqm	£40.00	£36,000.00
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS</b>				<b>£336,188.51</b>
	<b>Main contractor's preliminaries</b>	15 %		<b>£50,428.28</b>
<b>SUB TOTAL FACILITATING WORKS &amp; BUILDING WORKS (Including Preliminaries)</b>				<b>£386,616.79</b>
	<b>Main contractor's overheads and profit</b>	Inc %		<b>£0.00</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>				<b>£386,616.79</b>
<b>Project or design team fees</b>				
	Arcus Consulting LLP fee	12 %		£46,394.01
	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>£ 48,089.01</b>
<b>BASE COST ESTIMATE</b>				<b>£ 434,705.80</b>
	<b>Risk Allowance (Contingency)</b>	10 %		43,470.58
<b>TOTAL RISK ALLOWANCE</b>				<b>£ 43,470.58</b>
<b>COST LIMIT (excluding inflation)</b>				<b>£ 478,176.38</b>
	<b>Inflation</b>		N/A	-
<b>TOTAL INFLATION ALLOWANCE</b>				<b>-</b>
<b>COST LIMIT (excluding V.A.T. assessment)</b>				<b>£ 478,176.38</b>
	<b>VAT ASSESSMENT (if applicable)</b>		N/A	-
<b>Qualifications and Assumptions</b>				
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly				