

COST PLAN NR 1
REVISION 2

DEVELOPMENT OF WHITBY BUSINESS PARK
WHITBY

SCARBOROUGH BOROUGH COUNCIL



14 July 2010
WYG Ref A063313

1.00 Introduction & Validation Statement

2.00 Element Summary

3.00 Drawings

4.00 Notes & Exclusions

5.00 Cost Breakdowns

6.01 Option B roadworks

6.02 Option C roadworks

6.03 Option D roadworks

6.04 Landscaping for complete site

6.05 Drainage and services infrastructure



- 1.01 This Cost Plan is based on the information noted In Section 4.00.
- 1.02 We have based the costs on current day which is 3rd quarter 2010 with a BCIS tender price index of 212
- 1.03 Market conditions over the next year are predicted by BCIS to be very competitive and tender prices will be stable so no allowance for inflation is made in the cost plan
- 1.04 Please refer to Section 5.00 for Notes and Exclusions.

Validation Statement

This Cost Plan should not be considered validated unless signed by an Authorised Signatory of Tweeds

Name:... John Meredith

Position..... Associate

Signed: 

For and on behalf of Tweeds



Development of Whitby Business Park
Cost Plan Nr 1
2.00 Element Summary
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Ref	ELEMENT	TOTAL £
6.01	Option B roadworks	185,299
6.02	Option C roadworks	800,150
6.03	Option D roadworks	270,926
6.04	Landscaping for complete site	801,465
6.05	Drainage and services infrastructure	<u>1,449,509</u>
		£ 3,507,349
	Contingency 5%	<u>175,367</u>
	Total	£ 3,682,717



The Cost Plan Nr 1 has been based upon the following information :-

WYG

Drawing Nr A063313 21 EPT SK 003 P3 Road Infrastructure Improvement Options

Drawing Nr A063313 35 04 002 B Indicative Landscape Masterplan

Option appraisal and feasibility study Highway issues report May 2010

Drainage constraints report July 2010

Existing site services and utility report July 2010



ITEMS EXCLUDED FROM COST PLAN NR 1:-

- 1 Disposal of contaminated material.
- 2 Site and ground investigations and any consequent additional costs.
- 3 Abnormal groundworks
- 4 Under grounding any existing overhead HV lines
- 5 Service or drain diversions, except overhead HV line
- 6 Any Section 106 or 278 works, any off site highway works
- 7 Cycle Ways
- 8 Bus shelters
- 9 Marketing costs.
- 10 Topographical or archaeology surveys and the like and any consequent additional costs
- 11 Design, management and statutory fees
- 12 VAT

NOTES

- A Costs are based on competitive tenders
- B Street lighting replaced to Enterprise Way, Fairfield Way and Chomley Way only
- C Drainage attenuation for 1 in 30 year event allowed as drainage report, 1 in 100 year event to be allowed in individual site development works
- D Gas governors if required to be allowed in individual site development works

Development of Whitby Business Park

Cost Plan Nr 1

6.01 Option B roadworks

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6.01	Option B roadworks	QTY	UNIT	RATE	TOTAL £
1	Strip top soil over road area; say 300 thick	1,057	m ²	4	4,226
2	Reduce level excavation for roads and footpaths, earthwork support, compacting, cart away	684	m ³	22	15,055
3	Type F2 capping and bulk filling	337	m ³	30	10,095
4	Type 1 filling	280	m ³	35	9,785
5	Road surfacing, 45 HRA, 55 macadam base course, 90 macadam road base	683	m ²	36	24,756
6	Joint new road to existing	15	m	15	219
7	Scabble and resurface existing roads	732	m ²	15	10,985
7	Concrete road kerb and foundation	282	m	22	6,204
8	Concrete edging and foundation	380	m	15	5,704
9	Footpaths 20 macadam wearing, 50 macadam base course	374	m ²	22	8,228
10	Scabble and resurface existing footpaths	300	nr	9	2,700
11	Highway drain, say 225 pipe in 1500 deep trenches	118.5	m	75	8,897
12	Highway drain gullies	5	nr	220	1,101
13	Highway drain manholes	2	nr	3000	6,000
14	Foul drains say 150 pipe in 1500 deep trenches		m	57	
15	Foul drain manholes		nr	2000	
16	Main site outfall storm drains say 450 pipe in trench 2m deep		m	107	
17	Main storm manholes		nr	5000	
18	Petrol interceptors		nr	7500	
20	Stream culvert say 1m diameter including excavation and dealing with flow during installation	10	nr	250	2,500
21	Street lighting columns	8	nr	3000	24,000
22	Trench duct and cable	360	m	15	5,404
23	Connect to existing street lighting	4	nr	500	2,000
24	Trench with 4 ducts	197	m	31	6,044

Development of Whitby Business Park
 Cost Plan Nr 1
 6.01 Option B roadworks
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25	Draw pits	4	nr	750	3,000
26	Signage and road markings		item		5,000
	Sub Total			£	161,904
27	Preliminaries	9%			14,571
28	OHP	5%			8,824
	Option B Total to Summary			£	185,299

Development of Whitby Business Park

Cost Plan Nr 1

6.02 Option C roadworks

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6.02 Option C roadworks	QTY	UNIT	RATE	TOTAL £
1 Strip top soil over road area; say 300 thick	4,613	m ²	4	18,451
2 Reduce level excavation for roads and footpaths, earthwork support, compacting, cart away	2,893	m ³	22	63,641
3 Type F2 capping and bulk filling	860	m ³	30	25,804
4 Type 1 filling	1,228	m ³	35	42,966
5 Road surfacing, 45 HRA, 55 macadam base course, 90 macadam road base	3,051	m ²	36	110,647
6 Joint new road to existing	15	m	15	219
7 Scabble and resurface existing roads	421	m ²	15	6,318
7 Concrete road kerb and foundation	841	m	22	18,502
8 Concrete edging and foundation	889	m	15	13,335
9 Footpaths 20 macadam wearing, 50 macadam base course	1,562	m ²	22	34,364
10 Scabble and resurface existing footpaths	160	nr	9	1,440
11 Highway drain, say 225 pipe in 1500 deep trenches	475.5	m	75	35,701
12 Highway drain gullies	17	nr	220	3,745
13 Highway drain manholes	10	nr	3000	30,000
14 Foul drains say 150 pipe in 1500 deep trenches	421	m	57	24,158
15 Foul drain manholes	14	nr	2000	28,000
16 Main site outfall storm drains say 450 pipe in trench 2m deep	385	m	107	41,307
17 Main storm manholes	10	nr	5000	50,000
18 Petrol interceptors	6	nr	7500	45,000
20 Stream culvert say 1m diameter including excavation and dealing with flow during installation		nr	250	
21 Street lighting columns	17	nr	3000	51,000
22 Trench duct and cable	869	m	15	13,035
23 Connect to existing street lighting	4	nr	500	2,000
24 Trench with 4 ducts	831	m	31	25,495

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 Cost Plan Nr 1
6.02 Option C roadworks
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25	Draw pits	12	nr	750	9,000
26	Signage and road markings		item		5,000
	Sub Total			£	<u>699,126</u>
27	Preliminaries	9%			62,921
28	OHP	5%			38,102
	Option B Total to Summary			£	<u>800,150</u>

Development of Whitby Business Park

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6.03 Option D roadworks

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6.03 Option D roadworks	QTY	UNIT	RATE	TOTAL £
1 Strip top soil over road area; say 300 thick	1,505	m ²	4	6,021
2 Reduce level excavation for roads and footpaths, earthwork support, compacting, cart away	968	m ³	22	21,302
3 Type F2 capping and bulk filling	309	m ³	30	9,259
4 Type 1 filling	405	m ³	35	14,187
5 Road surfacing, 45 HRA, 55 macadam base course, 90 macadam road base	1,043	m ²	36	37,835
6 Joint new road to existing	15	m	15	219
7 Scabble and resurface existing roads	261	m ²	15	3,909
7 Concrete road kerb and foundation	271	m	22	5,962
8 Concrete edging and foundation	295	m	15	4,425
9 Footpaths 20 macadam wearing, 50 macadam base course	462	m ²	22	10,164
10 Scabble and resurface existing footpaths	40	nr	9	360
11 Highway drain, say 225 pipe in 1500 deep trenches	145.5	m	75	10,924
12 Highway drain gullies	6	nr	220	1,322
13 Highway drain manholes	4	nr	3000	12,000
14 Foul drains say 225 pipe in 1500 deep trenches	126	m	75	9,423
15 Foul drain manholes	3	nr	2000	6,000
16 Main site outfall storm drains say 600 pipe in trench 2m deep	115	m	139	16,026
17 Main storm manholes	3	nr	5000	15,000
18 Petrol interceptors	2	nr	7500	15,000
20 Stream culvert say 1m diameter including excavation and dealing with flow during installation		nr	250	
21 Street lighting columns	6	nr	3000	18,000
22 Trench duct and cable	275	m	15	4,125
23 Connect to existing street lighting	2	nr	500	1,000
24 Trench with 4 ducts	261	m	31	8,007

Development of Whitby Business Park
 Cost Plan Nr 1
 6.03 Option D roadworks
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25	Draw pits	5	nr	750	3,750
26	Signage and road markings		item		2,500
	Sub Total			£	236,720
27	Preliminaries	9%			21,305
28	OHP	5%			12,901
	Option B Total to Summary			£	270,926

Development of Whitby Business Park
 Cost Plan Nr 1
 6.04 Landscaping for complete site
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6.04 Landscaping for complete site		QTY	UNIT	RATE	TOTAL £
1	Topsoiling (from site), preparing for planting	4779	m ²	3.00	14,337
2	Topsoiling imported	11151	m ²	8.00	89,208
3	Structural planting	10610	m ²	23.00	244,030
4	Landscape buffers and infill (some planted some grassed)	5320	m ²	15.00	79,800
5	Woodland, hedge trees	35	nr	200.00	7,000
6	Avenue trees	45	nr	500.00	22,500
7	Hedgerows	860	m	50.00	43,000
8	Footpaths, edge board, gravel	1280	m	30.00	38,400
9	Focal point habitat seating sculpture signage paving etc		P. Sum		12,000
10	Fairfield way entrance, public realm frontage etc approx 1,000 m ²		P. Sum		80,000
11	Chomley Way entrance, walls paving signage etc		P. Sum		20,000
12	Enterprise Way entrance, walls paving signage etc		P. Sum		20,000
13	Street furniture including; litter bins, signage, seating		P. Sum		30,000
	Sub Total			£	700,275
14	Preliminaries	9%			63,025
15	OHP	5%			38,165
	Option B Total to Summary			£	801,465



6.05 Drainage and services infrastructure		QTY	UNIT	RATE	TOTAL £
Drainage					
1	Underground attenuation (if surface ponds are practical this will give a reduced cost)	3,556	m ³	100.00	355,600
2	Outfall to watercourses	3	nr	5000.00	15,000
3	Foul drainage, small pumping stations	3	nr	15000.00	45,000
4	Rising mains	300	m	60.00	18,000
Street Lighting					
6	Street lighting columns (including removing existing)	40	nr	3000.00	120,000
7	Trench and street lighting cable including reinstatement	1960	m	40.00	78,400
Mains infrastructure services:					
8	Gas mains, including excavation and reinstatement		P. Sum		200,000
9	Water mains, including excavation and reinstatement		P. Sum		200,000
10	Electricity supply and site mains		P. Sum		100,000
11	Electric sub stations	3	nr	30000.00	90,000
12	Telephone trenching		P. Sum		10,000
13	Overhead cable diversion (NEDL quote 27.05.10)		item		34,500
	Sub Total			£	1,266,500
14	Preliminaries	9%			113,985
15	OHP	5%			69,024
	Option B Total to Summary			£	1,449,509