



Guildford

Bus Interchange Option Cost Plan

St Edwards

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Quality Information

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Revision History

Revision	Date	Authorized	Name	Position
001	18.01.22	✓	Patrick McNamara	Director

Distribution List

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1.0 Basis, Assumptions & Exclusions

Basis, Assumptions and Exclusions

Information used

This high level order of cost exercise has been prepared from the following design information and will need to be verified based upon further design development, market testing etc:

Architectural Information:

- Scott Brownrigg Bus Station Specification (Rev01).pdf
- 19460000 North St Bus Interchange_Concept Layouts.dwg
- 19-T110_58 no notes.dwg
- 19-T110_58 (NO_NOTES) addit footpaths.pdf
- Highway Works Sectional Works Plan - Sept 21.pdf
- Existing Bus Station Deck Structure
- 01653-JTP-SK-36 - Bus Station Structure Detail

Clarifications

- 1 Costs represent a present day fixed price, at Q4 2021 base date, and assumes an immediate start on site.
- 2 The procurement strategy is assumed to be open market tendered with the following on-costs:
 - Preliminaries - 18%
 - Fees - 5%
 - Risk - 5%
 - Main Contractors OH&P - 7.5%
- 3 Currency - December 2021
£1 = €1.18
- 4 Brownrigg.
- 5 Assumptions have been made for all structural works as no input provided at the current time. 75kg/m2 allowed for canopy structural frame.
- 6 Canopy build ups and specifications to standing seam roof has been assumed due to no detailed information or tolerances
- 7 Assumed existing windows and doors to remain to The Friary Centre.
- 8 Automatic sliding doors to the glazed screen have been removed for all bus station stop entrances.
- 9 Provisional allowances for digital information boards and signage have been made in the Cost Plan. Full scope to be detailed in future design stages.
- 10 Infrastructure works have been measured in line with the mark up received on email chain dated 03/11/21 which highlights key
- 11 Allowances for traffic management and temporary hoarding to the bus entrance infrastructure works has been made until further detail available.
- 12 Provisional sums have been included for the free standing bus stations (3nr.). A detailed specification will be provided in future design stages.
- 13 No allowance has been included for any specialist structural works to the existing basement structure.
- 14 Allowances have been made to keep the bus station operational whilst construction to the new bus station takes place. A logistics plan and quote for the specialist traffic management works to the bus station should be obtained.
- 15 The finish to the soffit of the canopy is captured as a painted fibre cement board. No allowance has been made for the Barasol soffit treatment.
- 16 The design for the canopy includes a drainage channel separating the membrane roof and standing seam roof.
- 17 An allowance for the removal of the existing bus shelters to Commercial Road has been made. This is a provisional allowance

Exclusions

The following are excluded from this Cost assessment, but could have a cost impact and therefore may need to be covered by other budgets within the overall Project Cost.

- 1 Planning and Post Planning Fees.
- 2 VAT and Capital Allowances.
- 3 Site acquisition and associated costs, including land costs, legal fees, agents, commission etc.
- 4 Site survey or investigation costs (including Archaeological investigations) over and above the allowances made in the Cost
- 5 Finance charges and any additional costs incurred with phasing of the scheme.
- 6 Local Authority charges, road closures, etc.
- 7 Works associated with any S106 /S278 obligations including adoption fees and commuted maintenance sums.
- 8 Any Public Art.
- 9 Mobility hub/info hub to secondary canopy.
- 10 Replacement of the existing shopfront and doors to The Friary Centre entrance.
- 11 Café area fitout as shown in specification.
- 12 Any repairs/replacement to the existing frames and glazing in the concourse façade.
- 13 Out of hours working.

Basis, Assumptions and Exclusions

Exclusions (continued)

- 14 Effects of working condition restrictions, such as Section 61 or Environmental Management Plans.
- 15 Project insurances exclusive of Contractors insurances covered under prelims allowance.
- 16 PV Panels to Roofs/canopies.
- 17 Utility service diversion works.
- 18 Strengthening/making good of existing movement joints to concourse (confirmed by others).
- 19 Specialist structural support to the existing basement.
- 20 Drainage strategy to pedestrian works excluded.

2.0 Cost Summary

Overall Cost Summary



Bus Interchange

Cost estimate covers the Guildford Bus Interchange as shown in the Scott Brownrigg specification and DWG's provided. The bus station is made up of a part membrane and part standing seam canopy roof with circular glazed cut outs.

Description

Straight Canopy

Bus Station Area (ft ²) - Red Line		47,835
Bus Interchange Works		2,484,558
Bus Entrance Junction Works		390,925
		<hr/>
	Sub-Total (£)	2,875,483
	Sub-Total (£/sq.ft)	60
Prelims	18.0%	517,587
Fees	5.0%	143,774
Risk Provision	5.0%	169,653
Main Contractors OH&P	7.5%	215,661
		<hr/>
	Total (£)	3,922,158
	Total (£/sq.ft)	82

3.0 Bus Station Cost Plan

Guildford Bus Interchange

Straight Canopy

Canopies (m²)

667

ELEMENT	Quant	Unit	Rate	Total	£/ft ² GIA
• Works to Bus Station and concourse as per red line boundary					
<u>Demolitions</u>					
Consultation and survey allowance to determine existing road condition	1	item	7,900	7,900	1.1
Prep existing concrete surface and scabble top of concrete to receive new asphalt finish	2,275	m ²	11	25,025	3.5
Removal of existing bus shelters to Commercial Road and associated railing	1	item	4,200	4,200	0.6
Break out existing surface to Commercial Road	645	m ²	80	51,600	7.2
Breakout of existing brick wall to Commercial Road step in level	1	item	21,000	21,000	2.9
E.O for formation levels to Commercial Road be in line with bus concourse	1	item	21,000	21,000	2.9
Preparation and breakout of existing floor finish to main and secondary concourse	1,114	m ²	80	89,120	12.4
Removal of the existing brick wall and lean-to roof to the bus concourse including disposal	541	m ²	160	86,480	12.0
<u>Road Apron Repairs</u>					
Roads - Asphalt finish applied to existing scabbled concrete topping	2,275	m ²	95	215,807	30.1
Roads - Asphalt finish including build up applied to additional broken out area (Previously Commercial Road)	645	m ²	138	89,010	12.4
Repairs/making good to adjacent pavement (Previously Commercial Road)	-	m ²	-	Included	Included
E.O Island build up (assumed an additional 300mm thick) incl. paved finish	128	m ²	160	20,480	2.9
Kerbs to perimeter of island - standard figure 7 kerbs	199	m	90	17,828	2.5
Kerbs to tarmac roads - standard figure 7 kerbs	233	m	90	20,874	2.9
Road marking to adjacent bus stand	59	m	10	590	0.1
Drop kerb for bus access etc.	80	m	90	7,167	1.0
<u>Concourse</u>					
Non slip ceramic tile to main concourse - large format - 900 x 900mm	426	m ²	170	72,420	10.1
Precast concrete paving to secondary concourse and public sidewalk	688	m ²	125	86,000	12.0
Toughened glass screen (3.5m high) including fenestrations	221	m ²	610	134,505	18.7
E.O automated glass sliding doors to glass screen	-	nr	8,500	Excluded	Excluded
E.O manifestation of gate numbers to glass screen	13	nr	375	4,875	0.7
Metal railings to bus bays and concourse entrance (1.2m high)	79	m	580	46,028	6.4
<u>Repairs to Existing Façade</u>					
Making good/clean to existing brickwork façade to The Friary Centre (full extent where lean-to roof and bricks walls were removed)	690	m ²	15	10,350	1.4
Allowance for rendered board and paint finish to existing brick wall above the canopy	160	m ²	120	19,152	2.7
Allowance for paint to wall below canopy	690	m ²	22	15,180	2.1
Signage allowance for 'Guildford' wall detail under secondary canopy	1	item	8,500	8,500	1.2
Signage allowance for feature to main concourse	1	item	16,000	16,000	2.2
<u>Canopy Structure (Main & Secondary)</u>					
Allowance for connections to existing façade	1	item	16,000	16,000	2.2
Allowance for spreader beam at ground floor level between columns to main canopy only - 80kg/m	75	m	315	23,625	3.3
Cover plate to spreader beam above - 400mm x 400mm x 400mm	90	m ²	315	28,350	3.9
Structural steel frame to main canopy (75kg/m ²) Incl. columns & tapered beams (towards cantilever edge)	33.83	tonne	3,700	125,153	17.4
Structural steel frame to secondary canopy (75kg/m ²) Incl. columns & tapered beams (towards cantilever edge)	20.87	tonne	3,700	77,228	10.8
<u>Roof Covering - Main Canopy</u>					
Main canopy; VM Zinc Quartz Plus Standing Seam Roofing	344	m ²	174	59,804	8.3
Main canopy; Sarnafil Lead Grey 1.5mm Fleece backed Single Ply Membrane Roofing	451	m ²	127	57,177	8.0
Main canopy; 18mm non combustible plywood deck including purlins	451	m ²	95	42,782	6.0
Main canopy; Extra over membrane to roof section between jagged wall and drainage channel - (rates allows for special cutting along wall edge and around circular glazed openings)	107	m ²	106	11,304	1.6
Optional allowance for protection to membrane side (gravel or similar)?	107	m ²	25	2,675	0.4
PPC or anodised aluminium finish to all trims & nosings (assumed 10%)	1	item	18,000	18,000	2.5
Soffit to main canopy - Painted Fibre Cement Board	451	m ²	200	90,317	12.6
Paint and board Finish to fascia (existing slab edge) - Main Canopy	83	m	105	8,748	1.2
Glazed circular cut outs to canopy light well	12	m ²	2,100	25,704	3.6
Allowance for drainage strategy to canopies (TBC) - assumed drainage channel runs through centre creating membrane and standing seam divide	78	m	215	16,770	2.3
<u>Roof Covering - Secondary Canopy</u>					
Secondary canopy; VM Zinc Quartz Plus Standing Seam Roofing (incl. additional wrap around detail)	278	m ²	172	47,757	6.7
Secondary canopy; Sarnafil Lead Grey 1.5mm Fleece backed Single Ply Membrane Roofing	278	m ²	127	35,282	4.9
Secondary canopy; 18mm non combustible plywood deck including purlins	278	m ²	95	26,400	3.7
PPC or anodised aluminium finish to all trims & angled nosings (assumed 15%)	1	item	11,000	11,000	1.5
Soffit to secondary canopy - Painted fibre Cement Board	278	m ²	200	55,732	7.8
Paint and board Finish to fascia (existing slab edge) - Secondary Canopy	50	m	105	5,270	0.7
Glazed cut outs to canopy light well	10	m ²	2,100	21,756	3.0
Allowance for drainage strategy to canopies (TBC) - assumed drainage channel runs straight to existing wall on secondary canopy	50	m	215	10,750	1.5
<u>Remote Stands</u>					
Additional 3nr. remote bus stands	3	Psum	12,000	36,000	5.0
<u>External Services (Allowance only) - No Detail Available</u>					
External lighting - Main canopy, secondary canopy and public walkway	1,114	m ²	86	95,247	13.3

Guildford Bus Interchange

Straight Canopy

Canopies (m²)

667

ELEMENT	Quant	Unit	Rate	Total	£/ft ² GIA
<u>Sundry Items</u>					
Allowance for CCTV (provisional quantity)	6	nr	8,000	48,000	6.7
Technology	1	Item	48,036	48,036	6.7
Signage and the like - fire, directional etc	1	Item	12,000	12,000	1.7
Digital Signage - hanging signage	3	nr	6,500	19,500	2.7
Digital Signage - Main signage at end of bus station	2	nr	16,000	32,000	4.5
Digital Signage at each bus gate	13	nr	2,100	27,300	3.8
<u>Generally</u>					
Litter bins	15	nr	800	12,000	1.7
Wall mounted seating - Number of seats to be confirmed. - provisional quantity	16	nr	1,300	20,800	2.9
<u>Soft Landscaping - Excluded</u>					
<u>Phasing</u>					
Phasing of the construction works to keep the bus station operational during construction	1	Item	115,000	115,000	16.0
Allowance for traffic management to keep bus station operational during construction works	1	Item	110,000	110,000	15.3
Total excl. Preliminaries, Fees & Risk				2,484,558	£346/ft²

4.0 Infrastructure Cost Plan

Guildford Bus Interchange

Infrastructure Works

ELEMENT	Quant	Unit	Rate	Total
• Works to Bus Station Entrance Road				
<u>Works to Entrance Junction</u>				
Consultation and survey allowance to determine existing road condition	1	item	5,500	5,500
Breakout of existing island to make way for new bus entrance	97	m ²	95	9,201
Removal of existing lamppost, traffic signs and signals to existing island	1	item	11,000	11,000
Removal/relocation of existing power supply box to traffic island	1	item	5,500	5,500
Preparation and breakout to existing road surface & footpaths	660	m ²	80	52,800
Resurface tarmac to broken out road area including build up	493	m ²	138	68,034
E.O. Raised table to bus station entrance (road past this point incl. in main options)	40	m ²	Excluded	Excluded
E.O. Raised table/crossing to road	26	m ²	Excluded	Excluded
E.O for verge markings in roads - assumed paint only	1	item	Excluded	Excluded
Paving to pedestrian walkway	167	m ²	170	28,390
Road markings & signage (assumed painted to 4 crossing points)	1	item	15,000	15,000
Traffic Signals for pedestrian crossing (to 4 crossing points)	1	Psum	140,000	140,000
Allowance for night working	1	Psum	45,000	45,000
Road kerbs	97	m	90	8,708
Paving kerbs	20	m	90	1,792
Traffic Management including temporary hoarding etc.	1	Item	Incl. in prelims	Incl. in prelims
Entrance Junction Total				390,925

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