



Guildford

North Street Infrastructure Cost Plan

St Edwards

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Quality Information

Prepared by	Checked by	Approved by
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Revision History

Revision	Date	Authorized	Name	Position
001	18.01.22	✓	Patrick McNamara	Director

Distribution List

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N/A	✓	St Edwards / Guildford Borough Council

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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:

- 19-T110_58 no notes.dwg
- 19-T110_58 (NO_NOTES) addit footpaths.pdf
- 41636T-01C.pdf
- Updated 17 12 2021 (02) - paving update.pdf

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 The exercise is based on the scope captured in Appendix A.
- 5 The exercise has been split into several areas namely:
 - Area A
 - Area B - Excluded
 - Footpath Area 1
 - Footpath Area 2
 - Footpath Area 3
 - Footpath Area 4
 - Footpath Area 5
 - Footpath (Other)
 - Road (Other)
- 6 Allowances for traffic management and temporary hoarding to the infrastructure works has been made until further detail available.
- 7 The cost exercise effectively allows for the full strip out of the existing hard landscaping and replacing it with new.
- 8 The paving rate is based on the supply and installation of Marshalls Concrete paver. Should you consider a finish such as Yorkstone or similar, the cost will increase.
- 9 An allowance has been included for a stone kerb between paved and road surfaces.

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 Plan.
- 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 Out of hours working.
- 10 Effects of working condition restrictions, such as Section 61 or Environmental Management Plans.
- 11 Project insurances exclusive of Contractors insurances covered under prelims allowance.
- 12 North street - allowance for furniture, dustbins, soft landscaping, trees etc.
- 13 Drainage strategy to pedestrian works excluded.
- 14 Utility service diversion works.
- 15 Onslow Taxi Drop Off (Section B on Appendix A)

2.0 Cost Summary

Infrastructure Cost Summary



Infrastructure / Public Realm Works to North Street and the Taxi Point

Infrastructure works to the North Street pedestrianisation and to the Onslow Road Taxi Junction to the south of the Friary Shopping Centre.

Description		Pedestrian Works Net Cost	Pedestrian Works Gross Cost
Pedestrian Works to North Street & Taxi Junction		645,650	880,667
Cost Breakdown (as per Appendix A)			
Area A	15%	107,908	147,187
Footpath Area 1	6%	34,310	46,799
Footpath Area 2	5%	29,568	40,330
Footpath Area 3	10%	62,762	85,607
Footpath Area 4	18%	114,087	155,615
Footpath Area 5	29%	179,278	244,535
Footpath (Other)	7%	44,352	60,496
Road (Other)	11%	73,386	100,099
	Sub-Total (£)	645,650	
Prelims	18.0%	116,217	
Fees	5.0%	32,283	
Risk Provision	5.0%	38,093	
Main Contractors OH&P	7.5%	48,424	
	Total (£)	880,667	880,667

3.0 Cost Plan

Guildford Bus Interchange

Infrastructure Works

ELEMENT	Quant	Unit	Rate	Total
• Works to Road & Pedestrian Areas as per mark-up (Appendix A)				
<u>Area A - North Street</u>				
Preparation and breakout to existing road surface & footpaths	324	m ²	80	25,920
E.O adjustment to formation level (as highlighted on North Street markup)	23	m ²	26	606
Resurface tarmac to broken out road area (including build up)	324	m ²	160	51,840
Raised tables to breaks in road incl. E.O for tegular block paving and granite setts (Provisional Sum - minimal area as reduced in latest mark-up)	40	m ²	260	10,400
Road kerbs	109	m	90	9,765
<u>Footpath Area 1</u>				
Preparation and breakout to existing road surface & footpaths	123	m ²	80	9,840
Marshalls concrete paving to footpaths	123	m ²	170	20,910
<u>Footpath Area 2</u>				
Preparation and breakout to existing road surface & footpaths	106	m ²	80	8,480
Marshalls concrete paving to footpaths	106	m ²	170	18,020
<u>Footpath Area 3</u>				
Preparation and breakout to existing road surface & footpaths	225	m ²	80	18,000
Marshalls concrete paving to footpaths	225	m ²	170	38,250
<u>Footpath Area 4</u>				
Preparation and breakout to existing road surface & footpaths	409	m ²	80	32,720
Marshalls concrete paving to footpaths	409	m ²	170	69,530
<u>Footpath Area 5</u>				
Preparation and breakout to existing road surface & footpaths	635	m ²	80	50,800
Marshalls concrete paving to footpaths	635	m ²	170	107,950
Road kerbs	24	m	90	2,150
<u>Footpath Other (Blue mark-up)</u>				
Preparation and breakout to existing road surface & footpaths	159	m ²	80	12,720
Marshalls concrete paving to footpaths	159	m ²	170	27,030
Paving kerbs (assumed no kerb required where footpath merges into paving areas 1 & 2)	-	m	90	-
<u>Road Other (Aqua mark-up)</u>				
Preparation and breakout to existing road surface & footpaths	239	m ²	80	19,120
Resurface tarmac to broken out road area (including build up)	239	m ²	170	40,630
Road kerbs	75	m	90	6,719
<u>General Items (pro rated the below general items against above areas in the summary)</u>				
Consultation and survey allowance to determine existing road condition	1	item	14,000	14,000
Removal of bollards, signage, telephone boxes and the like (North Street)	1	item	13,500	13,500
Road markings & signage	1	item	11,000	11,000
Allowance for sundry items not included above - Kerbs or division strips not shown to footpaths	1	Item	13,000	13,000
Allowance for street furniture / dustbins / soft landscaping etc	1	Item	Excluded	-
Allowance for new bollards to North Street	1	Item	12,750	12,750
Drainage strategy to pedestrian area	1	item	Excluded	-
Traffic Signals for pedestrian crossing	1	item	Excluded	-
Traffic Management including temporary hoarding etc.	1	Item	Incl. in prelims	-
Pedestrian Works Sub-Total				645,650

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