

## **Feasibility Budget Estimate**

**for**

Access Road

**at**

Land off Church Lane  
Wormley

**for**

Stomor Ltd

7 July 2016  
LN26718



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## 1.0 Introduction

- 1.01 This report is to identify the order of cost for an access road from a site at Church Lane Wormley.
- 1.02 The information set out below has been used in the preparation of the budgets.
- 1.03 The design is at an early stage in development and as such assumptions have been made to arrive at a budget. It is likely that a number of changes will be required prior to construction and the cost can be materially affected by changes in the design and specification.

## 2.0 Basis of Cost

### 2.1 **Information Used**

- 2.1.1 Road layout ST-2462-10 dated 20.8.16 (incorrectly dated)  
E-mail from Sam Briscoe dated 5 July 2016

### 2.2 **Base Date**

- 2.2.1 July 2016

### 2.3 **Pricing Assumptions**

- 2.3.1 Pricing has been set at appropriate budget levels for the works, as a stand-alone contract.
- 2.3.2 Quantities have been used as set out in an e-mail from Sam Briscoe dated 5 July 2016.
- 2.3.3 No provision has been included for any special requirements of the Highways Authority, Environment Agency (New River in proximity) or utility service providers.
- 2.3.4 The fill material to build up the levels to the road will be sourced from the site and embankments will be top soiled from stripped material and the site.
- 2.3.5 Nominal allowances have been made for surface water drainage anticipating local disposal (i.e. no sewer connections).

## 2.4 **Exclusions from Estimate**

- 2.4.1 Surveys
- 2.4.2 Allowance for phasing the works
- 2.4.3 Street lighting
- 2.4.4 Section 38, 104, 106 and 278 works/contributions
- 2.4.5 Local Authority, Highway Authority design and supervision fees etc
- 2.4.6 Commuted Sums for maintenance
- 2.4.7 Inflation in tendering market
- 2.4.8 Client direct costs
- 2.4.9 Contingencies and design risk
- 2.4.10 Legal and Consultants Fees
- 2.4.11 Value added tax

## 3.0 **Summary of Budget**

- 3.1 The budget for the works is £550,000.
- 3.2 A build up of the budget is included as Appendix A.

**APPENDIX A**  
**Budget Build Up**

Item	Works	Qty	Unit	Rate	Total
<b>EXCAVATION &amp; EARTHWORKS</b>					
<b>Site Clearance</b>					
001	Site clearance generally	0.48	ha	2,800.00	1,330.00
002	Breakout and remove existing kerb to carriageway	83.00	m	12.00	996.00
<b>Excavation</b>					
003	Strip 150mm topsoil and set aside in bunds for re-use	4,750	m2	0.80	3,800.00
004	Excavation of acceptable material for fill (locally procured free issue)	13,000	m3	2.50	32,500.00
005	Excavation of soft spots; fill and compact with suitable material	1	PS	5,000.00	5,000.00
<b>Disposal</b>					
006	Disposal of acceptable material - Topsoil - on site	143	m3	5.00	715.00
007	Dealing with surface water	1	PS	2,500.00	2,500.00
<b>Compaction</b>					
008	Compaction of filled and excavated surfaces	4,750	m <sup>2</sup>	0.70	3,325.00
<b>Fill</b>					
009	Filling with selected excavated materials (subsoil) to make up level	13,000	m <sup>3</sup>	7.00	91,000.00
<b>PAVEMENTS</b>					
<b>Carriageway</b>					
<b>Sub base</b>					
010	200mm thick Type 1 layer-inc compaction	120	m <sup>2</sup>	10.00	1,200.00
011	225mm thick Type 1 layer-inc compaction	1,090	m <sup>2</sup>	12.00	13,080.00
<b>Pavement Construction</b>					
012	Surface course 25mm thick in carriageway and hard strip	120	m <sup>2</sup>	17.00	2,040.00
013	Surface course 40mm thick in carriageway and hard strip	1,090	m <sup>2</sup>	15.00	16,350.00
014	HDM binder course 60mm thick in carriageway, and hard strip	1,090	m <sup>2</sup>	18.00	19,620.00

**Church Lane, Wormley**

Budget Estimate

Item	Works	Qty	Unit	Rate	Total
015	HDM binder course 75mm thick in carriageway, and hard strip	120	m <sup>2</sup>	20.00	2,400.00
016	HDM base 165 mm thick in carriageway, hard strip	1,090	m <sup>2</sup>	40.00	43,600.00
017	Lining and road markings	1	PS	5,000.00	5,000.00
018	Extra for junction with existing carriageway	83	m	10.00	830.00
<b>KERBING &amp; FOOTWAY</b>					
019	Precast concrete kerb HB2 laid straight or curved exceeding 12 metres radius	261	m	32.50	8,482.50
020	Precast concrete kerb HB2 laid straight or curved not exceeding 12 metres radius (splitter)	55	m	37.50	2,062.50
<b>STREET LIGHTING AND SIGNAGE</b>					
021	Keep left bollards	1	nr	1,000.00	1,000.00
022	No entry signs	2	nr	500.00	1,000.00
023	Give way signs	2	nr	500.00	1,000.00
024	Directional sign	1	nr	500.00	500.00
025	Entrance directional sign	1	nr	750.00	750.00
026	Relocate existing advance direction sign	1	nr	1,000.00	1,000.00
<b>SURFACE WATER DRAINAGE</b>					
027	General allowance for surface water drainage	1,210	m <sup>2</sup>	15.00	18,150.00
028	General allowance for land drainage	1	PS	5,000.00	5,000.00
<b>Road Gullies</b>					
029	Concrete gully pot assumed 900mm	15	nr	400.00	6,000.00
<b>RETAINING WALLS</b>					
030	Reinforced concrete retaining walls say 300mm thick with foundation; including all temporary propping and finishes	315	m <sup>2</sup>	375.00	118,125.00
<b>LANDSCAPING</b>					
031	Verges and embankments - 150mm topsoil from site stock	3,800	m <sup>2</sup>	5.00	19,000.00
032	Grass and seeding; with prep and fertilisation (embankments)	3,800	m <sup>2</sup>	2.00	7,600.00
<b>STREET FURNITURE</b>					

Church Lane, Wormley

Budget Estimate



Item	Works	Qty	Unit	Rate	Total
033	Steel barrier and connect to existing	109	m	90.00	9,810.00
<b>WORKS TOTAL</b>					<b>444,766.00</b>
<b>Contractors On Cost</b>					
034	Principal contractor: temporary works, management and facilities etc	15.00%		444,766.00	66,715.00
035	Contractors OH&P	7.50%		511,481.00	38,361.00
<b>GRAND TOTAL</b>					<b>549,842.00</b>
<b>To Summary</b>					<b>550,000.00</b>





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## Sam Briscoe

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**From:** Neville Onan-Read <neville.onan-read@rlf.co.uk>  
**Sent:** 08 July 2016 11:38  
**To:** Sam Briscoe  
**Cc:** Yolanda Kwaramba  
**Subject:** LN26718 - Land off Church Lane, Wormley

Sam – I hope that you received our budget for this project and I just wanted to mention that I haven't included a project contingency in my figures and it might well be worthwhile adding a percentage to the £550,000 to provide some cover especially for works to the existing carriageway and drainage etc. Probably 5% - say £30,000 taking the total to £580,000

**Neville Onan-Read**  
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