

Homes England

Hartley Gardens, Clacton-on-Sea

Infrastructure Delivery Cost Plan Nr. 1

July 2025

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Contents

- Basis of Cost
- Summary
- Elemental Works Sections

Appendix A - Public Open Space Buildup

Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Appendix C - Primary Routes (Revisit) Elemental Breakdown

Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Appendix F - St Johns Road Roundabout

Appendix G - St Johns Road / Little Clacton Road Junction

Appendix H - A133 Roundabout

Appendix I - Temporary Access Road Elemental Breakdown

Appendix J - Primary Routes (Single Visit) Elemental Breakdown



1.0 Basis of Cost

1.1 - Description of Works

- Strategic Infrastructure to facilitate the development of up to 1870 new homes at Hartley Gardens, Clacton-on-Sea, Essex. The works include new access junctions, strategic on-site roads and cycle routes, strategic surface water drainage and SuDs, strategic foul water drainage including 2nr pumping stations, strategic utilities, utilities diversions, site wide landscaping and associated fees, maintenance and adoption costs.
- This Cost Plan has been prepared on the basis of a 'Master Developer' delivery model, on the presumption that Homes England would act as the Master Developer. The Cost Plan therefore captures the cost to the Master Developer of delivering Strategic Infrastructure to enable the sale of clean, serviced land parcels for development by others. The Cost Plan does not cover fees associated with the sale of land parcels, only the costs of preparing them for sale.

1.2 - Base Date

- The Base Date for this Cost Plan is Q3 2025.

1.3 - Schedule of Areas

	GDA (Ha)	NDA (Ha)	POS & Infra (Ha)
Area (Ha)	171.12	73.51	97.61

1.4 - Basis of Cost

Tibbalds

- 5858 Hartley Gardens - Masterplan Rev. -
- 5858 Hartley Gardens - Overlaid Landownership - Junctions Plan Rev. -
- 5858 Hartley Gardens - A133 Roundabout Rev. -
- 5858 Hartley Gardens - St Johns Road / Little Clacton Road Proposal Rev. -
- 5858 Hartley Gardens - Legerton Drive Junction Rev. -
- 5858 Hartley Gardens - St John's Road Roundabout Alternative Proposal Rev. -
- 13975-CRH-XX-XX-FG-G-7022 Pickers Ditch Bridge Section Rev.P2
- 13975-CRH-XX-XX-FG-G-7000 Constraints Plan Rev. P1

Additional Information

- Tibbalds; Opportunities and Constraints Report [27 March 2025]
- Tibbalds; Phasing Options Plan [11 June 2024] - **Reference ONLY, Phasing Not Used**
- Tibbalds; Open Space Strategy [18 March 2024]
- Tibbalds; Infrastructure Breakdown [17 January 2024]
- Tibbalds; PPA Presentation [21 February 2024]
- Tibbalds; Addendum TDD and Infrastructure Risk Review v6 [05 August 2024]
- Fox and Wild; Topographical Survey [2023]
- Stantec; GCN Technical Note [15 September 2023]
- Stantec; Wintering Bird Survey Report [28 April 2022]
- Stantec; National Vegetation Classification Survey [15 September 2023]
- TEP; Arboricultural Assessment [09 November 2023]



1.0 Basis of Cost

1.5 - Assumptions

Note: Key Assumptions/Potential Risks are highlighted in **bold**.

- **Assumed 1,870 units to be delivered over a period of c. 10 years as Tibbalds Phasing Options [11 June 2024]. Note however that this Cost Plan is not phased.**

Enabling/Facilitating Works

- Demolition works have been included for the Agricultural Buildings off of the A133.
- **No allowance has been included for removal of asbestos lined structures around the site (none anticipated).**
- Allowance included for the removal of buried asbestos (extents unknown).
- **We have included for excavation, disposal of material (assumed inert), reinstatement and compaction of clean material to the historic landfill site off of the A133 Roundabout only where the Primary Route passes through this area. The remaining area of made ground (historic landfill) is to remain and is not impacted by the development.**
- Allowance included for tree protection fencing to woodland areas adjacent to development parcels.
- Allowances for Archaeology included based on experience.
- Strategic Earthworks (Cut & Fill) included based on experiences on other developments.
 - **There is no current site wide cut and fill strategy but we understand the general principle is to largely retain existing contours and that significant changes in levels to create development platforms is not envisaged. We have therefore not made any allowance for earthworks within the development parcels. We have estimated the volume of arisings from the strategic infrastructure works and have assumed that it will be possible to design the vast areas of public open space to deposit c. 50% of these arisings. This gives rise to an increase in levels of c. 150mm across the total POS area. For the purpose of this Cost Plan we have assumed 50% of the POS area would be stripped of topsoil to allow surplus subsoil to be placed before the topsoil is reinstated. 50% of the infrastructure arisings have been allowed to be disposed off-site - assuming clean/inert material.**
- **No allowance for imported soil for use as structural fill**
- No allowance for disposal of surplus topsoil - assumed to be spread in areas of Public Open Space
- Allowance included for double handling of infrastructure arisings
- **Biodiversity Net Gain included as per TEP advice for Tibbalds 2024 TDD advice.**

Highways Access and Off-Site Highway/Footway/Cycleway Works

- Works to A133 Roundabout include for stopping up of existing western arm and construction of a new arm serving as an access point into the north of the site. Works also include resurfaced carriageways, drainage alterations, streetlighting, increased signage and road markings.
- Temporary Access Road taken as 13.70m wide section total, comprising 7.3m wide carriageway.
- **We have allowed for planing away of asphalt surface and binder course, and perforation of the sub-base (to be left in situ) rather than outright breakout and disposal of the redundant carriageway.**
- Works to St Johns Road / Little Clacton Road Junction include for tree removal, uncontrolled crossing point between, provision of shared footways, resurfaced carriageways, drainage alterations including an allowance for attenuation, streetlighting, increased signage and road markings.
- Works to St Johns Road (New Roundabout, Option 2) include for construction of a new 50m ICD Roundabout, provision of shared footways, resurfaced carriageways, streetlighting, bus stops, increased signage and road markings.
- Nominal allowance of £50,000 included for access bellmouth off Legerton Drive.
- Allowance of £250,000 included for enhancements to Little Clacton Road to serve as a Primary Route.

On-Site Infrastructure

Highways

- Internal Main Street (Primary Route) taken as shown on Tibbalds Masterplan.
- Dedicated build-ups have been produced to calculate the on-site infrastructure on a £/linear metre basis.
- Primary Roads taken as 20.20m wide section total, comprising 7.30m wide carriageway, 2x2m wide footway, 1x4.6m wide cycleway, 1x2.3m wide cycleway and 1x2m wide verge with swales and tree planting.
- **Carriageway construction is based on Essex Country Council Technically Approved details for a nearby development (North Heybridge) and is as follows;**
 - **380mm capping (CBR assumed 3%)**
 - **230mm sub-base, 165mm base, 60mm binder, 40mm HRA surface course**
 - **All roads are priced to be constructed to existing site levels.**
 - **All roads are priced to be constructed in two stages (i.e initial construction and separate finishing works) unless otherwise stated.**
 - **All Primary and Secondary Routes to be adopted by Essex County Council.**
 - **Commuted Sums are included at a percentage of capital cost.**
 - Bellmouths to Parcels taken every 100m, on alternate sides.
 - We have included allowances for raised tables/block paving for feature junctions.
 - Allowances have been made for 6nr Bus Stops; including Shelter, Flag and Real Time Telemetry.

Footways through Public Open Spaces

- We have included for 6nr footbridges in instances where the Public Open Space Footpaths/Cycleways cross the existing Pickers Ditch.



1.0 Basis of Cost

1.5 - Assumptions (Cont'd)

On-Site Infrastructure (Cont'd)

Drainage

- We have allowed for foul water sewers with chambers at 25m intervals to the full length of the Primary/Secondary routes (c. 5000m), we have also allowed for carrier drains through POS, to 25% of the length of the Primary Secondary routes (c. 1250m) both split as per below:

150mm dia, not exceeding 2m deep @ 10%

225mm dia, not exceeding 2m deep @ 20%

225mm dia, exceeding 2m deep but not exceeding 4m deep @ 30%

300mm dia, not exceeding 2m deep @ 15%

375mm dia, exceeding 4m deep but not exceeding 6m deep @15%

450mm dia, exceeding 4m deep but not exceeding 6m deep @ 10%

1200mm dia chamber, not exceeding 2m deep @ 30%

1200mm dia chamber, exceeding 2m deep but not exceeding 4m deep @ 30%

1500mm dia chamber, exceeding 4m deep but not exceeding 6m deep @ 20%

1800mm dia chamber, exceeding 4m deep but not exceeding 6m deep @ 20%

- 2nr Foul Water Pumping Stations are included and assumed to be Type 3
- Included 250m³ of emergency storage per Type 3 Pump Station.
- Included for phased upgrades to pumps to allow for phasing and for chemical dosing due to low initial flows.
- Tankering excluded.
- We have allowed 1,000m of Rising Mains.
- **No allowance for off-site FW improvements to existing treatment works and the like.**
- We have allowed for surface water sewers with chambers at 25m intervals to the full length of the Primary/Secondary routes (c. 5000m), we have also allowed for carrier drains through POS, to 25% of the length of the Primary Secondary routes (c. 1250m) both split as per below:

150mm dia, not exceeding 2m deep @ 20%

225mm dia, not exceeding 2m deep @ 30%

300mm dia, not exceeding 2m deep @ 30%

450mm dia, not exceeding 2m deep @ 20%

1200mm dia chamber, not exceeding 2m deep @ 80%

1500mm dia chamber, not exceeding 2m deep @ 20%

- It is assumed that Surface Water drainage through POS will be split 50/50 between carrier drains and swales.
- Attenuation volumes are included based on Tibbalds basin layout and an assumed average depth of 1.5m
- Allowance for Hydrobrakes and Petrol Interceptors included.

Community Facilities

- Community Facilities included as follows and assumed to be Fully Fitted;
 - Large Community Centre (**assumed 500m² GIFA**)
 - Small Community Hub (Sports Hall) (**assumed 200m² GIFA**)
- **Other than the buildings listed above, no other buildings are included within this Cost Plan.**
- Outdoor Sports Provision included as per Sport England guidance for natural turf pitches, i.e. no fencing, sport lighting etc.
 - *3nr Football Pitches (Various Sizes/Specifications)*
- **No inclusion for Retail or Commercial Facilities, as these have an asset value. Provision for serviced land parcels only.**
- No inclusion for Gypsy / Traveller Provision

Utilities

- No inclusion for Gas supply due to changes to regulations. Provision included for protection of the existing High Pressure Gas Main.
- **Electrical point of connection cost of £4m, plus £775k for initial 222 Units included as FLOH advice.**
- Electrical diversions (33KV and 11KV) included as Floh August 2024 TDD advice.
- Assumed no Off-Site Surface Water Improvements required due to SUDs drainage solution
- Assumed Off-Site Foul Water Improvements covered by the plot Sewerage Infrastructure charges (met by the Plot Developers).
- On-site water and electric spine mains only to development parcel boundaries (priced per unit)

Landscaping

- **Assumptions have been made regarding extents of planting and furniture to key character areas. Refer to Appendix A for detailed assumptions.**
- Planting included to SuDS.
- Equipped Playgrounds included as '5858 Hartlet Gardens Infrastructure Breakdown 2024.01.17';
 - *1nr MUGA.*
 - *1nr NEAP's*
 - *3nr LEAP's*



1.0 Basis of Cost

1.5 - Assumptions (Cont'd)

Fees / Surveys / Other Costs

- Fees generally calculated at % rates applicable to works values within the Cost Plan, based on experience.
- Adoption Costs (including bonds and Commuted Sums to Junctions and Highways)
- Risk / Contingency included at varying percentages throughout.

1.6 - Exclusions

- S106/CIL Contributions
- Pre-outline consent fees
- VAT and any other taxes which may apply
- Land Acquisition costs and fees
- Third Party Land charges
- Local planning authority fees and charges including outline planning fees
- Residential build costs (including associated on parcel external works and on-parcel abnormal costs)
- Finance charges (lenders and the like)
- Phasings costs/Premiums
- Fees/costs associated with disposal/sale of development parcels
- Additional costs resulting from changes in regulations or legislations beyond the base date of this report
- Gas provision
- On-site renewable energy production



Infrastructure Delivery Cost Plan Summary : July 2025

1,870

REF	BUDGET ELEMENT	£	£/Unit
1.0	ON SITE INFRASTRUCTURE		
1.1	Community Centre	£2,916,439	£1,560
1.2	Childrens Play	£796,290	£426
1.3	Indoor Sports	£1,296,195	£693
1.4	Strategic Public Open Space	£9,965,479	£5,329
1.5	Neighbourhood Park (Pickers Park)	£340,827	£182
1.6	Internal Main Street	£20,611,343	£11,022
1.7	Pickers Ditch Bridge	£2,846,446	£1,522
1.8	Strategic Drainage	£19,890,320	£10,637
1.9	Electricity, Telecomms (Rerouting/Undergrounding)	£4,565,000	£2,441
1.10	Allotments	£378,397	£202
1.11	Strategic Enabling Works	£2,099,541	£1,123
1.12	Green Links	£2,647,810	£1,416
	ON SITE INFRASTRUCTURE TOTAL	£68,354,087	£36,553
2.0	OFF-SITE INFRASTRUCTURE		
2.1	Access from St Johns Road/Jaywick Lane	£5,092,634	£2,723
2.2	Access from St Johns Road/Little Clacton Road Junction	£1,076,019	£575
2.3	Access from St Johns Road/Jaywick Lane	£248,533	£133
2.4	Access from A133/Progress Way/St Osyth Road	£2,295,771	£1,228
2.5	Utilities Reinforcement	£5,252,500	£2,809
	OFF-SITE INFRASTRUCTURE TOTAL	£13,965,458	£7,468
	TOTAL INFRASTRUCTURE COSTS (SECTIONS 1-2)	£82,319,544	£44,021



1.1 - Community Centre

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>Community Centre</u> Mixed Use Central Hub including; Community Kitchen / Café / Library Space <i>(Fully Fitted)</i>	500	m²	£ 3,695	1,847,500	15%	277,125	10%	212,463	2,337,088
B		E/O External works associated with the above (Allowance)	500	m²	£ 400	200,000	15%	30,000	10%	23,000	253,000
							Sub-Total Construction Cost £				2,590,088
C		<u>Fees/Surveys/Miscellaneous Costs</u> Complete design, procurement and Contract Administration of all buildings and associated external works; including Architecture, M&E, Structural, Contract Admin, Principal Designer, Externals and Landscape)	2,590,088		12%	310,811			5%	15,541	326,351
						2,358,311		307,125		251,003	2,916,439
Total Carried to Main Summary £											2,916,439



1.2 - Childrens Play

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>Children's Play Areas</u> Complete installation of a MUGA including fencing, furniture, play equipment, safety surfacing, seeding and	1	nr	£ 180,000	180,000	15%	27,000	5%	10,350	217,350
B		Complete installation of a NEAP including fencing, furniture, play equipment, safety surfacing, seeding and	1	nr	£ 175,000	175,000	15%	26,250	5%	10,063	211,313
C		Complete installation of a LEAP including fencing, furniture, play equipment, safety surfacing, seeding and all BWIC	3	nr	£ 90,000	270,000	15%	40,500	5%	15,525	326,025
Sub-Total Construction Cost £											754,688
D		<u>Fees/Surveys/Miscellaneous Costs</u> All-in Landscaping Design Fee	754,688		3%	22,641			5%	1,132	23,773
E		All-in EA/QS fee	754,688		2%	15,094			5%	755	15,848
F		All-in Principal Designer Fee	754,688		0.25%	1,887			5%	94	1,981
						664,621		93,750		37,919	796,290
Total Carried to Main Summary £											796,290



1.3 - Indoor Sports

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>Indoor Sports Facilities</u> Mixed Use Community Hub incl. Sports Hall (Fully Fitted)	200	m²	£ 4,150.00	830,000	15%	124,500	10%	95,450	1,049,950
B		E/O External works associated with the above (Allowance)	200	m²	£ 400.00	80,000	15%	12,000	10%	9,200	101,200
Sub-Total Construction Cost £											1,151,150
C		<u>Fees/Surveys/Miscellaneous Costs</u> Complete design, procurement and Contract Administration of all buildings and associated external works; including Architecture, M&E, Structural, Contract Admin, Principal Designer, Externals and Landscape)	1,151,150		12%	138,138			5%	6,907	145,045
						1,048,138		136,500		111,557	1,296,195
Total Carried to Main Summary £											1,296,195



1.4 - Strategic Public Open Space

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Ecological Mitigation</u>									
A		<u>Natural England License</u> Allow for Natural England licences (assumed GCN and Bats)	2	nr	£ 15,000	30,000	16%	4,800	10%	3,480	38,280
B		<u>Great Crested Newt</u> Allowance for Great Crested Newt trapping and translocation		item		100,000	16%	16,000	10%	11,600	127,600
C		Allow for Great Crested Newt habitat creation		item		250,000	16%	40,000	10%	29,000	319,000
D		<u>Bats</u> Allowance for bat licenses, moving of roosts and ecological clerk of works attendance during certain		item		50,000	16%	8,000	10%	5,800	63,800
E		<u>Essex Coast RAMS</u> Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Tariff (<i>as of 2025/2026</i>)	1,870	plot	£ 169.45	316,872	16%	50,699	10%	36,757	404,328
F		<u>Biodiversity Net Gain</u> Allowance for Biodiversity Net Gain - <i>as per TEP advice</i>		item		1,096,250	16%	175,400	10%	127,165	1,398,815
							Sub-Total Ecological Mitigation £				2,351,823
		<u>General Earthworks</u>									
G		<u>POS Topsoil Strip</u> Excavation of acceptable material Class 5A, up to 300mm thick (50% to POS Areas)	95,745	m³	£ 4.50	430,853	18%	77,553	10%	50,841	559,247
H		Allow for screening of site won topsoil (20%)	19,150	m³	£ 6.00	114,900	18%	20,682	10%	13,558	149,140
I		Allow for disposal of waste material from topsoil screening operation off-site (5%)	960	m³	£ 40.00	38,400	18%	6,912	10%	4,531	49,843
J		Deposit topsoil in spoil heaps including cart (assumed spoil heaps <u>exceeding</u> 300m from point of excavation) - surplus Parcel topsoil to be dealt with by Parcel Developer	94,785	m³	£ 4.00	379,140	18%	68,245	10%	44,739	492,124
K		<u>Reinstatement of Topsoil</u> Deposition of surplus topsoil to Public Open Spaces, assumed 100% of stripped volume (with site won topsoil obtained from stockpile)	94,790	m³	£ 2.50	236,975	18%	42,656	10%	27,963	307,594
							Sub-Total General Earthworks £				1,557,947
		<u>Footpaths / Cycleways</u>									
L		Footway/Cycleway 1.8m wide comprising; 225mm thick type 1 sub-base, 25mm thick binder course, 30mm thick surface course (Non-Illuminated, Bound Gravel)	7,600	m	£ 90	684,000	18%	123,120	5%	40,356	847,476
							Sub-Total Footpaths/Cycleways £				847,476

1.4 - Strategic Public Open Space

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		Landscaping									
M		Landscaping to Public Open Spaces (as Appendix A) Natural/Semi Natural (Open Green Space)		item		1,639,176	12%	196,701	5%	91,794	1,927,671
N		Green Corridors (Greenways)		item		185,527	12%	22,263	5%	10,390	218,180
O		Amenity Green Space (Village Green)		item		232,681	12%	27,922	5%	13,030	273,633
P		E/O SuDs Planting		item		839,175	12%	100,701	5%	46,994	986,870
Q		Proposed Woodland		item		465,000	12%	55,800	5%	26,040	546,840
R		Maintenance Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		321,725	12%	38,607	5%	18,017	378,348
							Sub-Total Landscaping £				4,331,542
							Sub-Total Construction Cost £				9,088,788
		Fees/Surveys/Miscellaneous Costs									
S		Ecological Surveys		item		285,000			5%	14,250	299,250
T		All-in Infrastructure Design Fee (on Footpaths/Cycleways, General Earthworks)	2,405,423		4.5%	108,244			5%	5,412	113,656
U		All-in Landscaping Design Fee (on Landscaping)	4,331,542		3%	129,946			5%	6,497	136,444
V		All-in EA/QS fee (on Footpaths/Cycleways, General Earthworks, Landscaping)	6,736,965		2%	134,739			5%	6,737	141,476
W		All-in Principal Designer Fee (on Footpaths/ Cycleways, General Earthworks, Landscaping)	6,736,965		0.25%	16,842			5%	842	17,685
X		Ecology Consultant Fee Budget		item		50,000			5%	2,500	52,500
Y		Design Check & Inspection Fee (on Footways/Cycleways)	847,476		10%	84,748			5%	4,237	88,985
Z		Bond Premium (2 years @ 1.5% per annum) (on Footways/Cycleways)	847,476		3.0%	25,424			5%	1,271	26,695
						8,245,617	1,076,062		643,801		9,965,479
Total Carried to Main Summary £											9,965,479



1.5 - Neighbourhood Park (Pickers Park)

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Landscaping</u>									
A		<u>Landscaping to Public Open Spaces (as Appendix A)</u> Natural/Semi Natural (Pickers Park)		item		250,685	12%	30,082	5%	14,038	294,806
B		<u>Maintenance</u> Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		23,992	12%	2,879	5%	1,344	28,215
Sub-Total Landscaping £											323,021
		<u>Fees/Surveys/Miscellaneous Costs</u>									
C		All-in Landscaping Design Fee (on Landscaping)	323,021		3%	9,691			5%	485	10,175
D		All-in EA/QS fee (on Landscaping)	323,021		2%	6,460			5%	323	6,783
E		All-in Principal Designer Fee (on Landscaping)	323,021		0.25%	808			5%	40	848
						291,636	32,961		16,230		340,827
Total Carried to Main Summary £											340,827



1.6 - Internal Main Street

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>General Earthworks</u>									
		<u>Bulk Earthworks/Cut & Fill (Development Parcels)</u>									
		Haulage of material from strategic infrastructure stockpiles (assumed spoil heaps <u>exceeding</u> 300m from point of excavation)	29,754	m³	£ 1.50	44,631	18%	8,034	10%	5,266	57,931
	B	Allowance for double handling of on-site arisings from infrastructure (assumed 50% of material)	14,877	m³	£ 4.50	66,947	18%	12,050	10%	7,900	86,897
	C	Deposition of fill to achieve levels using arisings from Infrastructure (Average fill of c. 300mm to 50% of Area)	14,877	m³	£ 4.50	66,947	18%	12,050	10%	7,900	86,897
D		Disposal off-site of surplus arisings from Infrastructure (assumed 50% of material)	14,877	m³	£ 35.00	520,698	18%	93,726	10%	61,442	675,866
							Sub-Total General Earthworks £				907,592
<u>Footpaths / Cycleways</u>											
E		Allowance for converting Little Clacton Road to Active Travel Route/Cycleway		item		50,000	18%	9,000	5%	2,950	61,950
							Sub-Total Footpaths/Cycleways £				61,950
<u>Internal Main Streets</u>											
F		<u>Primary Routes</u>									
		Primary Routes; 20.20m wide section total, comprising 7.30m wide carriageway, 2x2m wide footways 2x4.6m wide cycleways. (£/m as per Appendix B)	3,055	m	£ 2,037	6,223,035	18%	1,120,146	10%	734,318	8,077,499
G		Revisit works to the above (£/m as per Appendix C)	3,055	m	£ 1,167	3,565,185	18%	641,733	10%	420,692	4,627,610
H		Neighbourhood Centre (Primary Route); 18.65m wide section total, comprising 6.75m wide carriageway, 1x2m wide footway, 1x3m footway and 3x2.3m wide cycleways. (£/m as per Appendix D)	250	m	£ 1,955	488,750	18%	87,975	10%	57,673	634,398
I		Revisit works to the above (£/m as per Appendix E)	250	m	£ 1,181	295,250	18%	53,145	10%	34,840	383,235
J		Allowance for Construction of Bellmouths	31	nr	£ 10,000	311,466	18%	56,064	10%	36,753	404,283
K		E/O Allowance for Granite Sett Ramp/Block Paved Raised Table Tops (Feature Areas)	5,952	m²	£ 85	505,959	18%	91,073	10%	59,703	656,735
L		Allowance for Bus Stops; including Shelter, Flag and Real Time Telemetry	6	nr	£ 20,000	120,000	18%	21,600	10%	14,160	155,760
							Sub-Total Internal Main Streets £				14,939,519
							Sub-Total Construction Cost £				15,909,061



1.6 - Internal Main Street

Item	Risk Ref	Description	Qty	Unit	Rate		Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Fees/Surveys/Miscellaneous Costs</u>										
M		Stage 1, 2 and 3 Road Safety Audits to Primary and Secondary Routes, in sections (allowed for 5 sections)	9	nr	£	1,500	13,500			5%	675	14,175
N		All-in Infrastructure Design Fee (on Construction Costs)	15,909,061			4.5%	715,908			5%	35,795	751,703
O		All-in EA/QS fee (on Construction Costs)	15,909,061			2%	318,181			5%	15,909	334,090
P		All-in Principal Designer Fee (on Construction Costs)	15,909,061			0.25%	39,773			5%	1,989	41,761
Q		Design Check & Inspection Fee (on Footways/Cycleways, Internal Main Streets)	15,001,469			10%	1,500,147			5%	75,007	1,575,154
R		Committed Sum Allowance; Primary Routes (on Internal Main Streets)	14,939,519	item		10%	1,493,952					1,493,952
S		Bond Premium (2 years @ 1.5% per annum) (on Footways/Cycleways, Internal Main Streets)	15,001,469			3.0%	450,044			5%	22,502	472,546
T		Highway Agreements Legal Fees (Allowance)	3	nr	£	3,000	9,000			5%	450	9,450
U		Adopting Authority Legal Fees (Allowance)	3	nr	£	3,000	9,000			5%	450	9,450
							16,808,373	2,206,596		1,596,374		20,611,343
Total Carried to Main Summary £												20,611,343



1.7 - Pickers Ditch Bridge

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		Pickers Ditch Bridge									
		<u>Picker's Ditch Bridge</u>									
A		Allowance for Bridge; comprising 7.3m wide carriageway, 1x1m wide service margin and 3m wide shared cycle/footway	40	m	£ 30,000	1,200,000	18%	216,000	10%	141,600	1,557,600
B		Allowance for Embankments		item		300,000	18%	54,000	10%	35,400	389,400
C		Allowance for Culverts to enable passed of flood water (assumed 900mm diameter)	8	nr	£ 15,000	120,000	18%	21,600	10%	14,160	155,760
							Sub-Total Construction Cost £				2,102,760
		<u>Fees/Surveys/Miscellaneous Costs</u>									
D		All-in Infrastructure Design Fee <i>(on Construction Costs)</i>	2,102,760		4.5%	94,624			5%	4,731	99,355
E		All-in EA/QS fee <i>(on Construction Costs)</i>	2,102,760		2%	42,055			5%	2,103	44,158
F		All-in Principal Designer Fee <i>(on Construction Costs)</i>	2,102,760		0.25%	5,257			5%	263	5,520
G		Design Check & Inspection Fee <i>(on Footways/Cycleways, Internal Main Streets)</i>	2,102,760		10%	210,276			5%	10,514	220,790
		<u>Commuted Sums on Infrastructure</u>									
H		Commuted Sum Allowance; Primary Routes <i>(on Internal Main Streets)</i>	155,760	item	10%	15,576					15,576
I		Commuted Sum Allowance; Bridge structures and embankments (60-year maintenance period as current Essex County Council guidance) <i>(Percentage of Capital Cost)</i>	1,947,000	item	15%	292,050					292,050
J		Bond Premium (2 years @ 1.5% per annum) <i>(on Footways/Cycleways, Internal Main Streets)</i>	2,102,760		3.0%	63,083			5%	3,154	66,237
						2,342,921	291,600		211,925		2,846,446
Total Carried to Main Summary £											2,846,446



1.8 - Strategic Drainage

Item	Risk Ref	Description	Qty	Unit	Rate		Total	Prelims		Risk		Total inc Prelims/Risk
		<u>On-Site Foul Water Sewers</u>										
		<u>Carrier Drains in Carriageway</u>										
A		Excavate trench for and lay Foul Water sewers, 150mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	450	m	£	160.00	72,000	18%	12,960	10%	8,496	93,456
B		Excavate trench for and lay Foul Water sewers, 225mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	910	m	£	200.00	182,000	18%	32,760	10%	21,476	236,236
C		Excavate trench for and lay Foul Water sewers, 225mm dia. pipe exceeding 2m but not 4m deep, including granular bed and surround and backfill to formation	1,360	m	£	280.00	380,800	18%	68,544	10%	44,934	494,278
D		Excavate trench for and lay Foul Water sewers, 300mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	680	m	£	280.00	190,400	18%	34,272	10%	22,467	247,139
E		Excavate trench for and lay Foul Water sewers, 375mm dia. pipe exceeding 4m but not 6m deep, including granular bed and surround and backfill to formation	680	m	£	490.00	333,200	18%	59,976	10%	39,318	432,494
F		Excavate trench for and lay Foul Water sewers, 450mm dia. pipe exceeding 4m but not 6m deep, including granular bed and surround and backfill to formation	450	m	£	590.00	265,500	18%	47,790	10%	31,329	344,619
		<u>Manholes in Carriageway</u>										
G		Excavate for and construct PCC inspection chamber, 1200mm dia. not exceeding 2m deep, including cover and frame	54	nr	£	3,250	175,500	18%	31,590	10%	20,709	227,799
H		Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 4m deep, including cover and frame	54	nr	£	3,750	202,500	18%	36,450	10%	23,895	262,845
I		Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 4m deep but not exceeding 6m deep, including cover and frame	36	nr	£	5,750	207,000	18%	37,260	10%	24,426	268,686
J		Excavate for and construct PCC inspection chamber, 1800mm dia. exceeding 4m deep but not exceeding 6m deep, including cover and frame	36	nr	£	7,500	270,000	18%	48,600	10%	31,860	350,460
		<u>Carrier Drains in Public Open Spaces</u>										
K		Excavate trench for and lay Foul Water sewers, 150mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	110	m	£	125.00	13,750	18%	2,475	10%	1,623	17,848
L		Excavate trench for and lay Foul Water sewers, 225mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	230	m	£	145.00	33,350	18%	6,003	10%	3,935	43,288
M		Excavate trench for and lay Foul Water sewers, 225mm dia. pipe exceeding 2m but not 4m deep, including granular bed and surround and backfill to formation	340	m	£	170.00	57,800	18%	10,404	10%	6,820	75,024
Carried Forward £												3,094,172



1.8 - Strategic Drainage

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims	Risk		Total inc Prelims/Risk	
								Brought Forward £		3,094,172	
		<u>On-Site Foul Water Sewers (Cont'd)</u>									
N		Excavate trench for and lay Foul Water sewers, 300mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	170	m	£ 205.00	34,850	18%	6,273	10%	4,112	45,235
O		Excavate trench for and lay Foul Water sewers, 375mm dia. pipe exceeding 4m but not 6m deep, including granular bed and surround and backfill to formation	170	m	£ 305.00	51,850	18%	9,333	10%	6,118	67,301
P		Excavate trench for and lay Foul Water sewers, 450mm dia. pipe exceeding 4m but not 6m deep, including granular bed and surround and backfill to formation	110	m	£ 375.00	41,250	18%	7,425	10%	4,868	53,543
Q		<u>Manholes in Public Open Spaces</u> Excavate for and construct PCC inspection chamber, 1200mm dia. not exceeding 2m deep, including cover and frame	14	nr	£ 3,250	45,500	18%	8,190	10%	5,369	59,059
R		Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 4m deep, including cover and frame	14	nr	£ 3,750	52,500	18%	9,450	10%	6,195	68,145
S		Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 4m deep but not exceeding 6m deep, including cover and frame	9	nr	£ 5,750	51,750	18%	9,315	10%	6,107	67,172
T		Excavate for and construct PCC inspection chamber, 1800mm dia. exceeding 4m deep but not exceeding 6m deep, including cover and frame	9	nr	£ 7,500	67,500	18%	12,150	10%	7,965	87,615



1.8 - Strategic Drainage

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>On Site Foul Sewer Rising Mains</u>									
AB		Rising Mains; in Open Space (114mm internal dia);	1,000	m	£ 115	115,000	18%	20,700	10%	13,570	149,270
AC		E/O for Rising Mains within On-Site Roads (114mm internal dia);	500	m	£ 155	77,500	18%	13,950	10%	9,145	100,595
AD		Allowance for Air Valves/Wash Out Chambers (100m intervals)	10	nr	£ 6,500	65,000	18%	11,700	10%	7,670	84,370
AE		Break Chamber and Connection into Gravity System (1nr per Rising Main/Pumping Station)	8	nr	£ 8,000	64,000	18%	11,520	10%	7,552	83,072
						Sub-Total On Site Foul Sewer Rising Mains £					417,307
		<u>Surface Water Balancing Ponds & SUDs</u>									
AF		Attenuation Basins (24nr, assumed average 1.5m deep)	116,000	m³	£ 28.00	3,248,000	18%	584,640	10%	383,264	4,215,904
AG		Headwalls (Allowance, average of 2.5nr per Basin)	60	nr	£ 4,000	240,000	18%	43,200	10%	28,320	311,520
AH		E/O for Hydrobrakes (Allowance, 1nr per Basin)	24	nr	£ 2,000	48,000	18%	8,640	10%	5,664	62,304
AI		Allowance for Swales	3,055	m	£ 140	427,700	18%	76,986	10%	50,469	555,155
AJ		Allowance for Manholes within Conveyance Swale (every 50m)	61	nr	£ 2,800	170,800	18%	30,744	10%	20,154	221,698
AK		Allowance for Petrol Interceptors	24	nr	£ 7,250	174,000	18%	31,320	10%	20,532	225,852
AL		Outfalls to Existing Watercourses (Allowance)	10	nr	£ 7,500	75,000	18%	13,500	10%	8,850	97,350
AM		Allowance for Management / Works to Retained Watercourses		item		25,000	18%	4,500	10%	2,950	32,450
						Sub-Total Surface Water Balancing Ponds & SUDs £					5,722,233
		<u>Strategic Surface Water Sewers</u>									
		<u>Carrier Drains in Carriageway</u>									
AN		Excavate trench for and lay Surface Water sewers, 150mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	910	m	£ 160	145,600	18%	26,208	10%	17,181	188,989
AO		Excavate trench for and lay Surface Water sewers, 225mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	1,360	m	£ 200	272,000	18%	48,960	10%	32,096	353,056
AP		Excavate trench for and lay Surface Water sewers, 300mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	1,360	m	£ 280	380,800	18%	68,544	10%	44,934	494,278
AQ		Excavate trench for and lay Surface Water sewers, 450mm dia. pipe not exceeding 2m deep, including concrete bed and surround and backfill to formation	910	m	£ 380	345,800	18%	62,244	10%	40,804	448,848
AR		E/O hard breakout and reinstatement works (incl. traffic management) to Little Clacton Road crossing point		item		15,000	18%	2,700	10%	1,770	19,470
						Carried Forward £					1,504,642



1.8 - Strategic Drainage

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims	Risk	Total inc Prelims/Risk
		Strategic Surface Water Sewers (Cont'd)						Brought Forward £	1,504,642
AS		<u>Manholes in Carriageway</u> Excavate for and construct PCC inspection chamber, 1200mm dia. not exceeding 2m deep, including cover and frame	145	nr	£ 3,250	471,250	18%	84,825 10%	55,608 611,683
AT		Excavate for and construct PCC inspection chamber, 1500mm dia. not exceeding 2m deep, including cover and frame	36	nr	£ 3,750	135,000	18%	24,300 10%	15,930 175,230
AU		<u>Carrier Drains in Public Open Spaces</u> Excavate trench for and lay Surface Water sewers, 150mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	230	m	£ 125	28,750	18%	5,175 10%	3,393 37,318
AV		Excavate trench for and lay Surface Water sewers, 225mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	340		£ 145	49,300	18%	8,874 10%	5,817 63,991
AW		Excavate trench for and lay Surface Water sewers, 300mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	340		£ 205	69,700	18%	12,546 10%	8,225 90,471
AX		Excavate trench for and lay Surface Water sewers, 450mm dia. pipe not exceeding 2m deep, including granular bed and surround and backfill to formation	9	nr	£ 270	2,430	18%	437 10%	287 3,154
AY		<u>Manholes in Public Open Spaces</u> Excavate for and construct PCC inspection chamber, 1200mm dia. not exceeding 2m deep, including cover and frame	36	nr	£ 3,250	117,000	18%	21,060 10%	13,806 151,866
AZ		Excavate for and construct PCC inspection chamber, 1500mm dia. not exceeding 2m deep, including cover and frame	9	nr	£ 3,750	33,750	18%	6,075 10%	3,983 43,808
						Sub-Total Strategic Surface Water Sewers	£		2,682,161
		General Earthworks							
BA		<u>Bulk Earthworks/Cut & Fill (Development Parcels)</u> Haulage of material from strategic infrastructure stockpiles (assumed spoil heaps exceeding 300m from point of excavation)	127,310	m³	£ 1.50	190,965	18%	34,374 10%	22,534 247,873
BB		Allowance for double handling of on-site arisings from infrastructure (assumed 50% of material)	63,655	m³	£ 4.50	286,448	18%	51,561 10%	33,801 371,809
BC		Deposition of fill to achieve levels using arisings from Infrastructure (Average fill of c. 300mm to 50% of Area)	63,655	m³	£ 4.50	286,448	18%	51,561 10%	33,801 371,809
BD		Disposal off-site of surplus arisings from Infrastructure (assumed 50% of material)	63,655	m³	£ 35.00	2,227,925	18%	401,027 10%	262,895 2,891,847
						Sub-Total General Earthworks	£		3,883,337
						Sub-Total Construction Cost	£		18,019,050



1.8 - Strategic Drainage

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Fees/Surveys/Miscellaneous Costs</u>									
BE		All-in Infrastructure Design Fee <i>(on Construction Costs)</i>	18,019,050		4.5%	810,857			5%	40,543	851,400
BF		All-in EA/QS fee <i>(on Construction Costs)</i>	18,019,050		2%	360,381			5%	18,019	378,400
BG		All-in Principal Designer Fee <i>(on Construction Costs)</i>	18,019,050		0.25%	45,048			5%	2,252	47,300
BH		Design Check & Inspection Fee <i>(on On Site Foul Water Sewers, On Site Foul Pumping Stations, On Site Foul Sewer Rising Mains, Strategic Surface Water Sewers)</i>	8,413,480		3.5%	294,472			5%	14,724	309,195
BI		Bond Premium (2 years @ 1.5% per annum) <i>(on On Site Foul Water Sewers, On Site Foul Pumping Stations, On Site Foul Sewer Rising Mains, Strategic Surface Water Sewers)</i>	8,413,480		3.0%	252,404			5%	12,620	265,025
BJ		Drainage Adoption Agreements	2	nr	£ 5,000	10,000			5%	500	10,500
BK		Drainage Connection Agreements	2	nr	£ 2,000	4,000			5%	200	4,200
BL		Pumping Station Lease Agreements	4	nr	£ 1,250	5,000			5%	250	5,250
						15,664,327	2,498,790		1,727,204		19,890,320
Total Carried to Main Summary £											19,890,320



1.9 - 33kV & 11kv Electricity, Telecomms (Rerouting/Undergrounding)

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Service Diversions</u>									
A		Undergrounding of Overhead 33kV Electricity Lines - <i>as per FLOH advice</i>		item		2,300,000			10%	230,000	2,530,000
B		Undergrounding of Overhead 11kV Electricity Lines - <i>as per FLOH advice</i>		item		1,700,000			10%	170,000	1,870,000
C		Undergrounding of Overhead Telecomm Lines		item		150,000			10%	15,000	165,000
						4,150,000	0		415,000		4,565,000
Total Carried to Main Summary £											4,565,000



1.10 - Allotments

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>Allotments and Community Orchards</u>									
		Allowance for Allotments and Community Orchards	9,900	m²	£ 30.00	297,000	15%	44,550	5%	17,078	358,628
		<u>Fees/Surveys/Miscellaneous Costs</u>									358,628
B		All-in Landscaping Design Fee <i>(on Construction Costs)</i>	358,628		3%	10,759			5%	538	11,297
C		All-in EA/QS fee <i>(on Construction Costs)</i>	358,628		2%	7,173			5%	359	7,531
D		All-in Principal Designer Fee <i>(on Construction Costs)</i>	358,628		0.25%	897			5%	45	941
						315,828		44,550		18,019	378,397
Total Carried to Main Summary £											378,397



1.11 - Strategic Enabling Works

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Demolitions / Site Clearance</u>									
A		<u>General Site Clearance</u> General site clearance	171.12	Ha	£ 1,200.00	205,344	16%	32,855	5%	11,910	250,109
B		Removal and disposal of miscellaneous fly tipping, abandoned vehicles etc. (Allowance)		item		50,000	16%	8,000	5%	2,900	60,900
C		<u>Existing Agricultural/Farmhouse Buildings</u> Complete demolition of buildings; metal sheeting (2nr) (Eastern Boundary with A133)	1,900	m²	£ 40.00	76,000	16%	12,160	5%	4,408	92,568
D		Breakout of hardstandings, assumed 200mm thick (Warehouses to Eastern Boundary with A133)	2,120	m²	£ 37.50	79,500	16%	12,720	5%	4,611	96,831
E		Breakout of hardstandings, assumed 200mm thick (Access Track to Warehouses)	1,405	m²	£ 37.50	52,688	16%	8,430	5%	3,056	64,173
F		E/O above for additional hard break out; allowing for concrete obstructions and the like	710	m³	£ 45.00	31,950	16%	5,112	5%	1,853	38,915
G		E/O allowance for removal of debris and the like from demolished agricultural buildings		item		25,000	16%	4,000	5%	1,450	30,450
						Sub-Total Demolitions / Site Clearance £					633,946
						<u>Asbestos Removal</u>					
H		Allowance for management of buried asbestos		item		100,000	16%	16,000	10%	11,600	127,600
						Sub-Total Asbestos Removal £					127,600
						<u>Ground Remediation of Contamination</u>					
I		Allowance for dealing with Contaminated or Made Ground; excavation, disposal of material (assumed inert), reinstatement and compaction formation of clean material (to Primary Route through Existing Landfill Site)	7,500	m³	47.50	356,250	16%	57,000	10%	41,325	454,575
						Sub-Total Ground Remediation of Contamination £					454,575
						<u>Temporary Fencing</u>					
J		Tree Protection Fencing	4,650	m	£ 24.00	111,600	18%	20,088	5%	6,584	138,272
						Sub-Total Temporary Fencing £					138,272
						<u>Archaeology Works</u>					
K		Allowance for site-wide Geophysical Survey		item		Excl.					Excl.
L		Allowance for further archaeological trenching and reporting		item		200,000	16%	32,000	10%	23,200	255,200
M		Allowance for targeted mitigation excavations and post-excavation reporting; assumed 4% of Nett Developable Area	2.94	Ha	105,000	308,742	16%	49,399	10%	35,814	393,955
N		Allowance for UXO Surveys and Reporting		item		Excl.					Excl.
						Sub-Total Archaeology Works £					649,155
						Sub-Total Construction Cost £					2,003,549



1.11 - Strategic Enabling Works

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Fees/Surveys/Miscellaneous Costs</u>									
O		All-in Infrastructure Design Fee <i>(on Demolition/Site Clearance, Asbestos Removal, Ground Remediation and Temporary Fencing)</i>	1,354,394		4.5%	60,948			5%	3,047	63,995
P		All-in EA/QS fee <i>(on Demolition/Site Clearance, Asbestos Removal, Ground Remediation and Temporary Fencing)</i>	1,354,394		2%	27,088			5%	1,354	28,442
Q		All-in Principal Designer Fee <i>(on Demolition/Site Clearance, Asbestos Removal, Ground Remediation and Temporary Fencing)</i>	1,354,394		0.25%	3,386			5%	169	3,555
						1,688,495	257,764		153,282		2,099,541
Total Carried to Main Summary £											2,099,541



1.12 - Green Links

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>Footways/Cycleways</u>									
		Footway/Cycleway 3m wide comprising; 100mm thick type 1 sub-base, 50mm thick binder course, 20mm thick surface course with PCC flat top edgings (Illuminated, Asphalt)	4,050	m	£ 400	1,620,000	18%	291,600	5%	95,580	2,007,180
B		E/O for Provision of Bridge Crossing Points	6	nr	£ 25,000	150,000	18%	27,000	5%	8,850	185,850
							Sub-Total Construction Cost £				2,193,030
<u>Fees/Surveys/Miscellaneous Costs</u>											
C		All-in Infrastructure Design Fee (on Construction Costs)	2,193,030		4.5%	98,686			5%	4,934	103,621
D		All-in EA/QS fee (on Construction Costs)	2,193,030		2%	43,861			5%	2,193	46,054
E		All-in Principal Designer Fee (on Construction Costs)	2,193,030		0.25%	5,483			5%	274	5,757
F		Design Check & Inspection Fee (on Construction Costs)	2,193,030		10%	219,303			5%	10,965	230,268
G		Bond Premium (2 years @ 1.5% per annum) (on Construction Costs)	2,193,030		3.0%	65,791			5%	3,290	69,080
						2,203,123	318,600		126,086		2,647,810
Total Carried to Main Summary £											2,647,810



2.1 - Access from St Johns Road/Jaywick Lane

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>S278 Development Access Works & Junctions</u>									
		St John's Road Roundabout (see Appendix F)		item		2,009,400	35%	703,290	25%	678,173	3,390,863
											3,390,863
B		<u>Service Diversions and Protection</u>									
		Budget allowance for utilities diversions to St Johns Road Roundabout (Electric, Water, Telecoms, Gas)		item		250,000			10%	25,000	275,000
											275,000
C		<u>Landscaping</u>									
		<u>Structural Landscaping</u>									
		Enhanced Landscaping to St Johns Road Roundabout		item		150,000	12%	18,000	5%	8,400	176,400
D		<u>Maintenance</u>									
		Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		14,356	12%	1,723	5%	804	16,883
											193,283
											3,859,145
		<u>Fees/Surveys/Miscellaneous Costs</u>									
E		Stage 1, 2 and 3 Road Safety Audits	3	nr	£ 1,500	4,500			5%	225	4,725
F		All-in Infrastructure Design Fee (on S278 Junction)	3,390,863		4.5%	152,589			5%	7,629	160,218
G		All-in Landscaping Design Fee (on Landscaping)	193,283		3%	5,798			5%	290	6,088
H		All-in EA/QS fee (on S278 Junction, Landscaping)	3,584,145		2%	71,683			5%	3,584	75,267
I		All-in Principal Designer Fee (on S278 Junction, Landscaping)	3,584,145		0.25%	8,960			5%	448	9,408
J		Design Check & Inspection Fee (on S278 Junction)	3,390,863		10%	339,086			5%	16,954	356,041
K		Committed Sum Allowance; Off-Site Junctions (on S278 Junction)	3,390,863	item	15%	508,629					508,629
L		Bond Premium (2 years @ 1.5% per annum) (on S278 Junction)	3,390,863		3.0%	101,726			5%	5,086	106,812
M		Highway Agreements Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
N		Adopting Authority Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
						3,622,728	723,013		746,894		5,092,634
Total Carried to Main Summary £											5,092,634



2.2 - Access from St Johns Road/Little Clacton Road

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>S278 Development Access Works & Junctions</u>									
A		Alterations to St Johns Road/Little Clacton Road Junction (<i>see Appendix G</i>)		item		251,700	35%	88,095	25%	84,949	424,744
B		Allowance for betterment to Little Clacton Road (tie-in with Primary Route)		item		150,000	35%	52,500	25%	50,625	253,125
							Sub-Total S278 Junctions £				677,869
		<u>General Earthworks</u>									
		<u>Bulk Earthworks/Cut & Fill (Development Parcels)</u>									
C		Haulage of material from strategic infrastructure stockpiles (assumed spoil heaps exceeding 300m from point of excavation)	2,354	m³	£ 1.50	3,531	18%	636	10%	417	4,583
D		Allowance for double handling of on-site arisings from infrastructure (assumed 50% of material)	1,177	m³	£ 4.50	5,297	18%	953	10%	625	6,875
E		Deposition of fill to achieve levels using arisings from Infrastructure (Average fill of c. 300mm to 50% of Area)	1,177	m³	£ 4.50	5,297	18%	953	10%	625	6,875
F		Disposal off-site of surplus arisings from Infrastructure (assumed 50% of material)	1,177	m³	£ 35.00	41,195	18%	7,415	10%	4,861	53,471
							Sub-Total General Earthworks £				71,804
		<u>Landscaping</u>									
		<u>Structural Landscaping</u>									
G		Enhanced Landscaping to Legerton Drive Access		item		50,000	12%	6,000	5%	2,800	58,800
		<u>Maintenance</u>									
H		Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		4,785	12%	574	5%	268	5,628
							Sub-Total Landscaping £				64,428
							Sub-Total Construction Cost £				814,100
		<u>Fees/Surveys/Miscellaneous Costs</u>									
I		Stage 1, 2 and 3 Road Safety Audits	3	nr	£ 1,500	4,500			5%	225	4,725
J		All-in Infrastructure Design Fee (<i>on S278 Junctions, General Earthworks</i>)	749,673		4.5%	33,735			5%	1,687	35,422
K		All-in Landscaping Design Fee (<i>on Landscaping</i>)	64,428		3%	1,933			5%	97	2,029
L		All-in EA/QS fee (<i>on Construction Costs</i>)	814,100		2%	16,282			5%	814	17,096
M		All-in Principal Designer Fee (<i>on Construction Costs</i>)	814,100		0.25%	2,035			5%	102	2,137
N		Design Check & Inspection Fee (<i>on S278 Junctions</i>)	677,869		10%	67,787			5%	3,389	71,176
O		Commuted Sum Allowance; Off-Site Junctions (<i>on S278 Junctions</i>)	677,869	item	15%	101,680					101,680
P		Bond Premium (2 years @ 1.5% per annum) (<i>on S278 Junctions</i>)	677,869		3.0%	20,336			5%	1,017	21,353
Q		Highway Agreements Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
R		Adopting Authority Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
						766,093	157,127		152,800		1,076,019
Total Carried to Main Summary £											1,076,019



2.3 - Access from St Johns Road/Jaywick Lane

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
A		<u>S278 Development Access Works & Junctions</u>									
		Legerton Drive T-Junction/Bellmouth (Allowance)		item		50,000	35%	17,500	25%	16,875	84,375
								Sub-Total S278 Junctions £		84,375	
		<u>Service Diversions and Protection</u>									
B		Budget allowance for general utilities diversions to Legerton Drive Access (Extent Unknown)		item		50,000			10%	5,000	55,000
								Sub-Total Service Diversions and Protection £		55,000	
		<u>Landscaping</u>									
C		<u>Structural Landscaping</u>									
		Enhanced Landscaping to Legerton Drive Access		item		50,000	12%	6,000	5%	2,800	58,800
D		<u>Maintenance</u>									
		Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		4,785	12%	574	5%	268	5,628
								Sub-Total Landscaping £		64,428	
								Sub-Total Construction Cost £		203,803	
		<u>Fees/Surveys/Miscellaneous Costs</u>									
E		Stage 1, 2 and 3 Road Safety Audits	3	nr	£ 1,500	4,500			5%	225	4,725
F		All-in Infrastructure Design Fee (on S278 Junctions)	84,375		4.5%	3,797			5%	190	3,987
G		All-in Landscaping Design Fee (on Landscaping)	64,428		3%	1,933			5%	97	2,029
H		All-in EA/QS fee (on S278 Junctions, Landscaping)	148,803		2%	2,976			5%	149	3,125
I		All-in Principal Designer Fee (on S278 Junctions, Landscaping)	148,803		0.25%	372			5%	19	391
J		Design Check & Inspection Fee (on S278 Junctions)	84,375		10%	8,438			5%	422	8,859
K		Commuted Sum Allowance; Off-Site Junctions (on S278 Junctions)	84,375	item	15%	12,656					12,656
L		Bond Premium (2 years @ 1.5% per annum) (on S278 Junctions)	84,375		3.0%	2,531			5%	127	2,658
M		Highway Agreements Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
N		Adopting Authority Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
						197,988	24,074		26,470		248,533
Total Carried to Main Summary £											248,533



2.4 - Access from A133/Progress Way/St Osyth Road

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims	Risk	Total inc Prelims/Risk
<u>S278 Development Access Works & Junctions</u>									
A		Additional Arm and Stopping Up Works to A133 Roundabout (see Appendix H)		item		381,700	35%	133,595	25% 128,824 644,119
B		Allowance for Temporary Access Road (off of St Osyth Road) (see Appendix I)	140	m	£ 1,804	252,560	35%	88,396	25% 85,239 426,195
C		Allowance for Construction of Bellmouth	1	nr	£ 10,000	10,000	35%	3,500	25% 3,375 16,875
D		Allowance for Primary Route Construction associated with the above; 20.20m wide section total, comprising 7.30m wide carriageway, 2x2m wide footways 2x4.6m wide cycleways. (£/m as per Appendix I)	90	m	£ 2,420	217,800	35%	76,230	25% 73,508 367,538
Sub-Total S278 Junctions £									1,454,726
<u>General Earthworks</u>									
E		Bulk Earthworks/Cut & Fill (Development Parcels) Haulage of material from strategic infrastructure stockpiles (assumed spoil heaps exceeding 300m from point of excavation)	281	m³	£ 1.50	422	18%	76	10% 50 547
F		Allowance for double handling of on-site arisings from infrastructure (assumed 50% of material)	141	m³	£ 4.50	632	18%	114	10% 75 821
G		Deposition of fill to achieve levels using arisings from Infrastructure (Average fill of c. 300mm to 50% of Area)	141	m³	£ 4.50	632	18%	114	10% 75 821
H		Disposal off-site of surplus arisings from Infrastructure (assumed 50% of material)	141	m³	£ 35.00	4,918	18%	885	10% 580 6,383
Sub-Total General Earthworks £									8,571
<u>Service Diversions and Protection</u>									
I		Budget allowance for general utilities diversions to A133 Roundabout alteration works (Extent Unknown)		item		150,000		10%	15,000 165,000
Sub-Total Service Diversions and Protection £									165,000
<u>Landscaping</u>									
J		Structural Landscaping Enhanced Landscaping to A133 Roundabout Access		item		100,000	12%	12,000	5% 5,600 117,600
K		Maintenance Pre-Adoption Maintenance; 12 months, assuming phased delivery and handover of manageable areas.		item		9,571	12%	1,148	5% 536 11,255
Sub-Total Landscaping £									128,855
Sub-Total Construction Cost £									1,757,153



2.4 - Access from A133/Progress Way/St Osyth Road

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Fees/Surveys/Miscellaneous Costs</u>									
L		Stage 1, 2 and 3 Road Safety Audits	3	nr	£ 1,500	4,500			5%	225	4,725
M		All-in Infrastructure Design Fee <i>(on S278 Junctions, General Earthworks)</i>	1,463,298		4.5%	65,848			5%	3,292	69,141
N		All-in Landscaping Design Fee <i>(on Landscaping)</i>	128,855		3%	3,866			5%	193	4,059
O		All-in EA/QS fee <i>(on S278 Junctions, General Earthworks, Landscaping)</i>	1,592,153		2%	31,843			5%	1,592	33,435
P		All-in Principal Designer Fee <i>(on Construction Costs)</i>	1,592,153		0.25%	3,980			5%	199	4,179
Q		Design Check & Inspection Fee <i>(on S278 Junctions)</i>	1,454,726		10%	145,473			5%	7,274	152,746
R		Commutated Sum Allowance; Off-Site Junctions <i>(on S278 Junctions)</i>	1,454,726	item	15%	218,209					218,209
S		Bond Premium (2 years @ 1.5% per annum) <i>(on S278 Junctions)</i>	1,454,726		3.0%	43,642			5%	2,182	45,824
T		Highway Agreements Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
U		Adopting Authority Legal Fees (Allowance)	1	nr	£ 3,000	3,000			5%	150	3,150
						1,651,595	316,058		328,118		2,295,771
Total Carried to Main Summary £											2,295,771



2.5 - Utilities Reinforcement

Item	Risk Ref	Description	Qty	Unit	Rate	Total	Prelims		Risk		Total inc Prelims/Risk
		<u>Electricity</u>									
		<i>Note: Grid Reinforcement is excluded</i>									
A		HV supply to site, including 1nr Primary Substations - as per FLOH advice		item		£ 4,000,000			10%	400,000	4,400,000
B		Early reinforcement to allow the early release of c. 220 units - as per FLOH advice				£ 775,000			10%	77,500	852,500
						4,775,000		0		477,500	5,252,500
Total Carried to Main Summary £											5,252,500



Appendix A - Public Open Space Buildup

Ref	Type	Phase	Area m2	Earthworks		Landscaping/Paved Areas						Tree Planting		Street Furniture and Equipment						Fencing, Railings and Walls			Totals	£/m2
				1	2	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
				Profiling	Topsoil preparation	Seeding	Turf	General Planting	Shrubs	Bulb Planting	Whips	Standard Trees	Semi-Mature Trees	Lit Bollards	Unlit Bollards	Feature Lights	Timber bench	Timber litter bin	Dog bin	Fencing	Knee Rails	Railings		
			m²	m²	m²	%	%	%	%	%	%	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	m	m	m		
				£4.50	£2.50	£1.50	£5	£5	£20	£3	£4	£150	£450	£450	£150	£2,250	£1,275	£550	£550	£30	£25	£80		
	Natural/Semi Natural (Open Green Space)	1	487,100	12.5%	12.5%	87.5%	0%	5%	2.5%	0%	5%	2500	5000	0	0	0	30,000	30,000	30,000	0	0	0	£1,639,176	3.37
	Natural/Semi Natural (Pickers Park)	1	74,800	12.5%	12.5%	87.5%	0%	5%	2.5%	0%	5%	2500	5000	0	0	0	30,000	30,000	30,000	0	0	0	£250,685	3.35
	Green Corridors (Greenways)	1	16,000	80%	40%	60%	0%	10%	15%	10%	5%	250	500	0	1,000	0	5,000	5,000	5,000	0	0	0	£185,527	11.60
	Amenity Green Space (Village Green)	1	29,400	30%	30%	60%	0%	10%	10%	10%	10%	500	1000	0	0	0	2,500	2,500	2,500	0	0	0	£232,681	7.91
	E/O SuDs Planting	1	83,500	0%	0%	70%	0%	0%	30%	0%	0%	50	0	0	0	0	0	0	0	0	0	0	£839,175	10.05
	Proposed Woodland	1	31,000	0%	0%	0%	0%	0%	0%	0%	0%	10	0	0	0	0	0	0	0	0	0	0	£465,000	15.00
Phase 1			690,800	175,358	150,908	511,903	0	28,895	42,568	4,540	28,095	1,988	159	0	0	0	31	31	31	0	0	0	£3,612,244	5.23

Total Area Measured 690,800

Total Cost £3,612,253 5.23

				Earthworks		Landscaping/Paved Areas						Tree Planting		Street Furniture and Equipment						Fencing, Railings and Walls			
				1	2	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Ref	Type	Phase	Area m2	Profiling	Topsoil preparation	Seeding	Turf	General Planting	Shrubs	Bulb Planting	Whips	Standard Trees	Semi-Mature Trees	Lit Bollards	Unlit Bollards	Feature Lights	Timber bench	Timber litter bin	Dog bin	Fencing	Knee Rails	Railings	Totals
			m²	m³	m³	%	%	%	%	%	%	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	Spacing (m²)	m	m	m	
				£4.50	£2.50	£1.50	£5	£5	£20	£3	£4	£150	£450	£450	£150	£2,250	£1,275	£550	£550	£30	£25	£80	
	Natural/Semi Natural (Open Green Space)	1	487,100	£273,994	£152,219	£639,319	£0	£121,775	£243,550	£0	£97,420	£29,250	£43,650	£0	£0	£0	£20,400	£8,800	£8,800	£0	£0	£0	£1,639,176
	Natural/Semi Natural (Pickers Park)	1	74,800	£42,075	£23,375	£98,175	£0	£18,700	£37,400	£0	£14,960	£4,500	£6,750	£0	£0	£0	£2,550	£1,100	£1,100	£0	£0	£0	£250,685
	Green Corridors (Greenways)	1	16,000	£57,600	£16,000	£14,400	£0	£8,000	£48,000	£4,800	£3,200	£9,600	£14,400	£0	£2,400	£0	£3,825	£1,650	£1,650	£0	£0	£0	£185,527
	Amenity Green Space (Village Green)	1	29,400	£39,690	£22,050	£26,460	£0	£14,700	£58,800	£8,820	£11,760	£8,850	£13,050	£0	£0	£0	£15,300	£6,600	£6,600	£0	£0	£0	£232,681
	E/O SuDs Planting	1	83,500	£0	£0	£87,675	£0	£0	£501,000	£0	£0	£250,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£839,175
	Proposed Woodland	1	31,000	£0	£0	£0	£0	£0	£0	£0	£0	£465,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£465,000
Phase 1			690,800	£413,359	£213,644	£866,029	£0	£163,175	£888,750	£13,620	£127,340	£302,700	£77,850	£0	£2,400	£0	£42,075	£18,150	£18,150	£0.00	£0.00	£0	£3,612,244
				£413,359	£213,644	£866,029	£0	£163,175	£888,750	£13,620	£127,340	£302,700	£77,850	£0	£2,400	£0	£42,075	£18,150	£18,150	£0	£0	£0	£3,612,253
				£627,010			£2,058,914					£380,550		£80,775						£0			



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Includes; 20.20m wide section total for Primary Routes, comprising 7.30m wide carriageway, 2x2m wide footway, 1x4.6m wide cycleway, 1x2.3m wide cycleway and 1x2m wide verge.

Summary

	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ -
SERIES 500 - Drainage and Service Ducts	£ 633.80
SERIES 600 - Earthworks	£ 307.04
SERIES 700 - Pavements	£ 585.75
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 452.82
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 58.00
Total (£/m)	£ 2,037.00



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
A	<u>Attenuation Basins/Swales/Filter Drains</u> Formation of swale; including placement of permeable geotextile over area of swale but excluding placement of topsoil	1.00	m	£ 140.00	£ 140.00
B	<u>Gullies and gully leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 60m2 of c'way)	0.02	nr	£ 550.00	£ 11.00
C	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.75m per gully)	0.05	m	£ 145.00	£ 7.25
D	Gully/Swale Outfall	0.02	nr	£ 250.00	£ 5.00
E	<u>Services</u> Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including sand bed, surround and backfill	1.00	m	£ 240.00	£ 240.00
F	Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including concrete bed, surround and backfill (Road Crossings)	0.38	m	£ 385.00	£ 146.30
G	Excavate for and construct BT Chambers (every 40m both sides) plus road crossings	0.05	nr	£ 1,035.00	£ 51.75
H	Allow for excavating draw and joint pits for HV and LV cable works (1no pit every 100m) both sides plus crossings	0.02	nr	£ 650.00	£ 13.00
I	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	0.02	nr	£ 225.00	£ 4.50
J	Feeder pillar, complete installation, including base and DNO connection	0.01	nr	£ 1,500.00	£ 15.00
Series 500 Total Carried to Summary					£ 633.80



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate		Total	
	<u>Excavation</u>						
A	Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	6.06	m ³	£	5.00	£	30.30
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	3.68	m ³	£	5.00	£	18.40
	<u>Disposal of Acceptable Material</u>						
C	Disposal of acceptable material class 5A off-site to on-site stockpiles	6.06	m ³	£	4.50	£	27.27
D	Disposal of acceptable material excluding class 5A to on-site stockpiles	3.68	m ³	£	4.50	£	16.56
	<u>Imported Material</u>						
E	Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	3.06	m ³	£	50.00	£	153.00
	<u>Compaction of Fill</u>						
F	Compaction of imported capping material 6F1	3.06	m ³	£	3.50	£	10.71
	<u>Completion of Formation and Sub-Formation</u>						
G	Completion of formation	7.30	m ²	£	1.50	£	10.95
H	Completion of sub-formation	7.30	m ²	£	1.50	£	10.95
	<u>Geogrid</u>						
I	Geogrid membrane	7.30	m ²	£	3.00	£	21.90
	<u>Topsoiling</u>						
J	Topsoiling to verges, 300mm thick (with site won topsoil)	2.00	m ²	£	3.50	£	7.00
Series 600 Total Carried to Summary						£	307.04



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	1.85	m ³	£	80.00	£	147.75
B	<u>Pavement</u> Base course, 165mm thick	7.30	m ²	£	42.00	£	306.60
C	Sacrificial Binder course, 60mm thick	7.30	m ²	£	18.00	£	131.40
Series 700 Total Carried to Summary							£ 585.75



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
	<u>Footways and Paved Areas</u>						
A	Footway/Cycleway; comprising 225mm sub-base	10.90	m ²	£	25.00	£	272.50
B	Allowance for crossing points and run over areas; including additional construction make-up, drop kerbs and the like	0.04	m	£	8.00	£	0.32
	<u>Kerbs and Edgings</u>						
C	PCC HB2 Kerb	2	m	£	45.00	£	90.00
D	PCC Flat Top Edging	5	m	£	18.00	£	90.00
Series 1100 Total Carried to Summary							£ 452.82



Appendix B - Primary Routes (Initial Visit) Elemental Breakdown

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	1.00	m	£	50.00	£	50.00
B	E/O above for road crossings (every other column)	0.40	m	£	20.00	£	8.00
Series 1400 Total Carried to Summary							£ 58.00



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Includes; 20.20m wide section total for Primary Routes, comprising 7.30m wide carriageway, 2x2m wide footway, 1x4.6m wide cycleway, 1x2.3m wide cycleway and 1x2m wide verge.

Summary

	<u>Cost (£)</u>
SERIES 500 - Drainage and Service Ducts	£ 14.90
SERIES 700 - Pavements	£ 401.50
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 550.50
SERIES 1200 - Traffic Signs and Road Markings	£ 16.16
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 112.00
SERIES 3000 - Landscape and Ecology	£ 71.50
Total (£/m)	£ 1,167.00



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate		Total	
	<u>Adjustments to Highway Drainage</u>						
A	Adjust ironwork to finished levels	0.10	nr	£	135.00	£	13.50
B	E/O for replacement covers (assumed 25%)	0.02	nr	£	70.00	£	1.40
Series 500 Total Carried to Summary							£ 14.90



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
	<u>Pavement</u>						
A	Binder course, 60mm thick	7.30	m ²	£	18.00	£	131.40
B	Surface course, 40mm thick (HRA)	7.30	m ²	£	25.00	£	182.50
	<u>Cold Milling</u>						
C	Cold milling, 60mm thick	7.30	m ²	£	12.00	£	87.60
Series 700 Total Carried to Summary							£ 401.50



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
A	<u>Footways and Paved Areas</u>						
	Surfacing to Footway/Cycleway; comprising 25mm binder course, 30mm surface course	10.90	m ²	£	45.00	£	490.50
B	<u>Kerbs and Edgings</u>						
	Allowance to breakout/replace 50% of kerbs	1	m	£	60.00	£	60.00
Series 1100 Total Carried to Summary							£ 550.50



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate		Total	
A	<u>Traffic Signs</u>						
	Allow for assorted signage, every 25m	0.04	nr	£	400.00	£	16.00
B	<u>Road Markings</u>						
	Finished road markings to surface course	0.04	m	£	4.00	£	0.16
Series 1200 Total Carried to Summary							£ 16.16



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	0.04	nr	£ 2,800.00	£ 112.00
Series 1300 Total Carried to Summary					£ 112.00



Appendix C - Primary Routes (Revisit) Elemental Breakdown

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate		Total	
A	<u>Trees</u> Tree planting in tree pits, including grille and root barrier	0.13	nr	£	550.00	£	71.50
Series 3000 Total Carried to Summary						£	71.50



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Includes; 18.65m wide section total for Primary Routes, comprising 6.75m wide carriageway, 2x2m wide footway, 1x3m wide cycleway, 1x4.9m wide cycleway and 1x2m wide verge.

Summary

Cost (£)

SERIES 200 - Site Clearance	£	-
SERIES 500 - Drainage and Service Ducts	£	633.80
SERIES 600 - Earthworks	£	280.77
SERIES 700 - Pavements	£	541.62
SERIES 1100 - Kerbs, Footways and Paved Areas	£	441.82
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£	57.40
Total (£/m)	£	1,955.00



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate		Total	
A	<u>Attenuation Basins/Swales/Filter Drains</u> Formation of swale; including placement of permeable geotextile over area of swale but excluding placement of topsoil	1.00	m	£	140.00	£	140.00
B	<u>Gullies and gully leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 60m2 of c'way)	0.02	nr	£	550.00	£	11.00
C	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.75m per gully)	0.05	m	£	145.00	£	7.25
D	Gully/Swale Outfall	0.02	nr	£	250.00	£	5.00
E	<u>Services</u> Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including sand bed, surround and backfill	1.00	m	£	240.00	£	240.00
F	Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including concrete bed, surround and backfill (Road Crossings)	0.38	m	£	385.00	£	146.30
G	Excavate for and construct BT Chambers (every 40m both sides) plus road crossings	0.05	nr	£	1,035.00	£	51.75
H	Allow for excavating draw and joint pits for HV and LV cable works (1no pit every 100m) both sides plus crossings	0.02	nr	£	650.00	£	13.00
I	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	0.02	nr	£	225.00	£	4.50
J	Feeder pillar, complete installation, including base and DNO connection	0.01	nr	£	1,500.00	£	15.00
Series 500 Total Carried to Summary						£	633.80



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
	<u>Excavation</u>				
A	Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	5.60	m ³	£ 5.00	£ 28.00
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	3.64	m ³	£ 5.00	£ 18.20
	<u>Disposal of Acceptable Material</u>				
C	Disposal of acceptable material class 5A off-site to on-site stockpiles	5.60	m ³	£ 4.50	£ 25.20
D	Disposal of acceptable material excluding class 5A to on-site stockpiles	3.64	m ³	£ 4.50	£ 16.38
	<u>Imported Material</u>				
E	Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	2.85	m ³	£ 50.00	£ 142.50
	<u>Compaction of Fill</u>				
F	Compaction of imported capping material 6F1	2.85	m ³	£ 3.50	£ 9.98
	<u>Completion of Formation and Sub-Formation</u>				
G	Completion of formation	6.75	m ²	£ 1.50	£ 10.13
H	Completion of sub-formation	6.75	m ²	£ 1.50	£ 10.13
	<u>Geogrid</u>				
I	Geogrid membrane	6.75	m ²	£ 3.00	£ 20.25
	<u>Topsoiling</u>				
J	Topsoiling to verges, 300mm thick (with site won topsoil)	0.00	m ²	£ 3.50	£ -
Series 600 Total Carried to Summary					£ 280.77



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	1.71	m ³	£	80.00	£	136.62
B	<u>Pavement</u> Base course, 165mm thick	6.75	m ²	£	42.00	£	283.50
C	Sacrificial Binder course, 60mm thick	6.75	m ²	£	18.00	£	121.50
Series 700 Total Carried to Summary							£ 541.62



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
	<u>Footways and Paved Areas</u>						
A	Footway/Cycleway; comprising 225mm sub-base	11.90	m ²	£	25.00	£	297.50
B	Allowance for crossing points and run over areas; including additional construction make-up, drop kerbs and the like	0.04	m	£	8.00	£	0.32
	<u>Kerbs and Edgings</u>						
C	PCC HB2 Kerb	2	m	£	45.00	£	90.00
D	PCC Flat Top Edging	3	m	£	18.00	£	54.00
Series 1100 Total Carried to Summary							£ 441.82



Appendix D - Neighbourhood Centre (Initial Visit) Elemental Breakdown

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	1.00	m	£	50.00	£	50.00
B	E/O above for road crossings (every other column)	0.37	m	£	20.00	£	7.40
Series 1400 Total Carried to Summary							£ 57.40



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Includes; 18.65m wide section total for Primary Routes, comprising 6.75m wide carriageway, 2x2m wide footway, 1x3m wide cycleway, 1x4.9m wide cycleway and 1x2m wide verge.

Summary

	<u>Cost (£)</u>
SERIES 500 - Drainage and Service Ducts	£ 14.90
SERIES 700 - Pavements	£ 371.25
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 595.50
SERIES 1200 - Traffic Signs and Road Markings	£ 16.16
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 112.00
SERIES 3000 - Landscape and Ecology	£ 71.50
Total (£/m)	£ 1,181.00



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate		Total	
	<u>Adjustments to Highway Drainage</u>						
A	Adjust ironwork to finished levels	0.10	nr	£	135.00	£	13.50
B	E/O for replacement covers (assumed 25%)	0.02	nr	£	70.00	£	1.40
Series 500 Total Carried to Summary							£ 14.90



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
	<u>Pavement</u>						
A	Binder course, 60mm thick	6.75	m ²	£	18.00	£	121.50
B	Surface course, 40mm thick (HRA)	6.75	m ²	£	25.00	£	168.75
	<u>Cold Milling</u>						
C	Cold milling, 60mm thick	6.75	m ²	£	12.00	£	81.00
Series 700 Total Carried to Summary							£ 371.25



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
A	<u>Footways and Paved Areas</u>						
	Surfacing to Footway/Cycleway; comprising 25mm binder course, 30mm surface course	11.90	m ²	£	45.00	£	535.50
B	<u>Kerbs and Edgings</u>						
	Allowance to breakout/replace 50% of kerbs	1	m	£	60.00	£	60.00
Series 1100 Total Carried to Summary							£ 595.50



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate		Total	
A	<u>Traffic Signs</u>						
	Allow for assorted signage, every 25m	0.04	nr	£	400.00	£	16.00
B	<u>Road Markings</u>						
	Finished road markings to surface course	0.04	m	£	4.00	£	0.16
Series 1200 Total Carried to Summary							£ 16.16



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	0.04	nr	£ 2,800.00	£ 112.00
Series 1300 Total Carried to Summary					£ 112.00



Appendix E - Neighbourhood Centre (Revisit) Elemental Breakdown

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate		Total	
A	<u>Trees</u> Tree planting in tree pits, including grille and root barrier	0.13	nr	£	550.00	£	71.50
Series 3000 Total Carried to Summary						£	71.50



Appendix F - St Johns Road Roundabout

Works to St Johns Road (New Roundabout) including; Construction of a new 50m ICD Roundabout, provision of shared footways, resurfaced carriageways, streetlighting, bus stops, increased signage and road markings

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ 38,500.00
SERIES 500 - Drainage and Service Ducts	£ 323,760.00
SERIES 600 - Earthworks	£ 321,274.00
SERIES 700 - Pavements	£ 558,282.50
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 249,170.00
SERIES 1200 - Traffic Signs and Road Markings	£ 57,500.00
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 44,800.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 56,075.00
SERIES 2700 - Works For Statutory Undertakers	£ 250,000.00
SERIES 3000 - Landscape and Ecology	£ 110,000.00
Sub-Total	£ 2,009,400.00
Preliminaries @ 35%	Excl.
Total to Summary	£ 2,009,400.00



Appendix F - St Johns Road Roundabout

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance	7500	m ²	£ 1.50	£ 11,250.00
B	Take up or down and remove to tip off site precast concrete kerbs	835	m	£ 20.00	£ 16,700.00
C	Take up or down and remove to tip off site traffic sign (sign face less than 5m ²)	6	nr	£ 350.00	£ 2,100.00
D	Take up or down and remove to tip off site existing street lighting column	9	nr	£ 250.00	£ 2,250.00
E	Take up or down and remove to tip off site existing gully grating and frame	15	nr	£ 200.00	£ 3,000.00
F	Take up or down and remove to tip off site bollard	6	nr	£ 200.00	£ 1,200.00
G	Allowance for taking up Bus Shelter		item		£ 2,000.00
Series 200 Total Carried to Summary					£ 38,500.00



Appendix F - St Johns Road Roundabout

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
A	<u>Gullies and Gully Leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame	45	nr	£ 550.00	£ 24,750.00
B	Excavate trench for and lay gully leads; 150mm dia. pipe, depth not exceeding 2m deep including granular bed and surround	338	m	£ 145.00	£ 49,010.00
C	<u>Surface Water Sewers</u> Adjustments to existing Surface Water Drainage (Allowance)		item		£ 150,000.00
D	Allowance for Surface Water Attenuation		item		£ 100,000.00
Series 500 Total Carried to Summary					£ 323,760.00



Appendix F - St Johns Road Roundabout

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
A	<u>Excavation</u> Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	1968	m ³	£ 5.00	£ 9,840.00
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	2354	m ³	£ 5.00	£ 11,770.00
C	<u>Excavation in Hard Material</u> Extra over excavation for excavation in Hard Material	750	m ³	£ 20.00	£ 15,000.00
D	<u>Disposal of Acceptable Material</u> Disposal of acceptable material class 5A (off site)	1788	m ³	£ 35.00	£ 62,580.00
E	Disposal of acceptable material excluding class 5A (off site)	2354	m ³	£ 35.00	£ 82,390.00
F	Disposal of unacceptable material (off-site)	750	m ³	£ 40.00	£ 30,000.00
G	<u>Imported Material</u> Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	1556	m ³	£ 50.00	£ 77,800.00
H	<u>Compaction of Fill</u> Compaction of imported capping material 6F1	1556	m ³	£ 3.50	£ 5,446.00
I	<u>Completion of Formation and Sub-Formation</u> Completion of formation	4046	m ²	£ 1.50	£ 6,069.00
J	Completion of sub-formation	4094	m ²	£ 1.50	£ 6,141.00
K	<u>Geogrid</u> Geogrid membrane	4046	m ²	£ 3.00	£ 12,138.00
L	<u>Topsoiling</u> Topsoiling to Roundabout, 300mm thick (with site won topsoil)	600	m ²	£ 3.50	£ 2,100.00
Series 600 Total Carried to Summary					£ 321,274.00



Appendix F - St Johns Road Roundabout

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	931	m ³	£	80.00	£ 74,480.00
B	<u>Pavement</u> Base course, 165mm thick	4000	m ²	£	42.50	£ 170,000.00
C	Binder course, 60mm thick	4000	m ²	£	18.00	£ 72,000.00
D	Surface course, 40mm thick (assumed HRA)	7885	m ²	£	25.00	£ 197,125.00
E	<u>Cold Milling</u> Cold milling, 40mm thick	3,885	m ²	£	10.00	£ 38,850.00
F	Tack coat	3,885	m ²	£	1.50	£ 5,827.50
Series 700 Total Carried to Summary						£ 558,282.50



Appendix F - St Johns Road Roundabout

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total
	<u>Footways and Paved Areas</u>					
A	Footway/Cycleway; comprising 225mm sub-base, 25mm binder course, 30mm surface course	2465	m ²	£	60.00	£ 147,900.00
B	E/O Corduroy Paving (Allowance)	50	m ²	£	45.00	£ 2,250.00
C	E/O Tactile Paving (Allowance)	50	m ²	£	45.00	£ 2,250.00
	<u>Kerbs and Edgings</u>					
D	PCC HB2 Kerb	1650	m	£	45.00	£ 74,250.00
E	PCC Flat Top Edging	1180	m	£	18.00	£ 21,240.00
F	PCC Quadrant Kerb	16	nr	£	80.00	£ 1,280.00
Series 1100 Total Carried to Summary						£ 249,170.00



Appendix F - St Johns Road Roundabout

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate	Total
A	<u>Traffic Signs</u> Allow for Assorted Signage		item		£ 50,000.00
B	<u>Road Markings</u> Finished Road Markings to Surface Course		item		£ 7,500.00
Series 1200 Total Carried to Summary					£ 57,500.00



Appendix F - St Johns Road Roundabout

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting Columns</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	16	nr	£ 2,800.00	£ 44,800.00
Series 1300 Total Carried to Summary					£ 44,800.00



Appendix F - St Johns Road Roundabout

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	700	m	£	50.00	£ 35,000.00
B	E/O above for road crossings	100	m	£	20.00	£ 2,000.00
C	<u>Power Supply to Bus Shelter</u> Feeder pillar, complete installation, including base and DNO connection	2	nr	£	7,000.00	£ 14,000.00
D	Excavate trench for LV supply to Bus Shelter including sand bed and surround, ductwork and backfill to formation	50	m	£	35.00	£ 1,750.00
E	Excavate trench for LV supply to Bus Shelter including concrete bed and surround, ductwork and backfill to formation (Road Crossings)	20	m	£	110.00	£ 2,200.00
F	LV cable in trench	75	m	£	15.00	£ 1,125.00
Series 700 Total Carried to Summary						£ 56,075.00



Appendix F - St Johns Road Roundabout

Item	SERIES 2700 - Works For Statutory Undertakers	Qty.	Unit	Rate	Total
A	<u>BWIC and Civils Works</u> BWIC and Civils Works associated with utilities diversions and/or protection		Item		£ 250,000.00
Series 2700 Total Carried to Summary					£ 250,000.00



Appendix F - St Johns Road Roundabout

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate	Total
A	<u>Street Furniture</u> Misc. allowance for Street Furniture (Bollards etc.)		item		£ 10,000.00
B	<u>Bus Shelters</u> Complete bus shelter construction including widened footway and bus stop kerbs, bus stop flag sign mounted with flag bracket and passenger real time information sign to be mounted nearby	2	nr	£ 25,000.00	£ 50,000.00
C	<u>Soft Landscaping</u> Allowance for Soft Landscaping		item		£ 50,000.00
Series 3000 Total Carried to Summary					£ 110,000.00



Appendix G - St Johns Road / Little Clacton Road Junction

Works to St Johns Road / Little Clacton Road Junction including; Tree removal, uncontrolled crossing point between, provision of shared footways, resurfaced carriageways, streetlighting, increased signage and road markings

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ 24,960.00
SERIES 500 - Drainage and Service Ducts	£ 56,550.00
SERIES 600 - Earthworks	£ 14,950.50
SERIES 700 - Pavements	£ 58,479.50
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 31,695.00
SERIES 1200 - Traffic Signs and Road Markings	£ 4,000.00
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 5,600.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 3,000.00
SERIES 2700 - Works For Statutory Undertakers	£ 50,000.00
SERIES 3000 - Landscape and Ecology	£ 2,500.00
Sub-Total	£ 251,700.00
Preliminaries @ 35%	Excl.
Total to Summary	£ 251,700.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance	1700	m ²	£ 1.50	£ 2,550.00
B	Allowance for Tree Removal (Mature)		item		£ 15,000.00
C	Take up or down and remove to tip off site precast concrete kerbs	68	m	£ 20.00	£ 1,360.00
D	Take up or down and remove to tip off site traffic sign (sign face less than 5m ²)	2	nr	£ 350.00	£ 700.00
E	Take up or down and remove to tip off site existing street lighting column	1	nr	£ 250.00	£ 250.00
F	Take up or down and remove to tip off site existing telegraph pole	1	nr	£ 2,500.00	£ 2,500.00
G	Take up or down and remove to tip off site existing feeder pillar	1	nr	£ 1,000.00	£ 1,000.00
H	Take up or down and remove to tip off site existing gully grating and frame	4	nr	£ 200.00	£ 800.00
I	Take up or down and remove to tip off site bollard	4	nr	£ 200.00	£ 800.00
Series 200 Total Carried to Summary					£ 24,960.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate		Total	
A	<u>Gullies and Gully Leads</u>						
	Excavate for and construct PCC Gullies (450x900) including cover and frame	4	nr	£	550.00	£	2,200.00
B	Excavate trench for and lay gully leads; 150mm dia. pipe, depth not exceeding 2m deep including granular bed and surround	30	m	£	145.00	£	4,350.00
C	<u>Surface Water Sewers</u>						
	Adjustments to existing Surface Water Drainage (Allowance)		item			£	50,000.00
Series 500 Total Carried to Summary							£ 56,550.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
A	<u>Excavation</u> Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	221	m ³	£ 5.00	£ 1,105.00
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	182	m ³	£ 5.00	£ 910.00
C	<u>Excavation in Hard Material</u> Extra over excavation for excavation in Hard Material (Allowance)	25	m ³	£ 20.00	£ 500.00
D	<u>Disposal of Acceptable Material</u> Disposal of acceptable material class 5A to on-site stockpiles	221	m ³	£ 4.50	£ 994.50
E	Disposal of acceptable material excluding class 5A to on-site stockpiles	182	m ³	£ 4.50	£ 819.00
F	Disposal of unacceptable material (off-site)	25	m ³	£ 40.00	£ 1,000.00
G	<u>Imported Material</u> Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	121	m ³	£ 50.00	£ 6,050.00
H	<u>Compaction of Fill</u> Compaction of imported capping material 6F1	121	m ³	£ 3.50	£ 423.50
I	<u>Completion of Formation and Sub-Formation</u> Completion of formation	269	m ²	£ 1.50	£ 403.50
J	Completion of sub-formation	317	m ²	£ 1.50	£ 475.50
K	<u>Geogrid</u> Geogrid membrane	269	m ²	£ 3.00	£ 807.00
L	<u>Topsoiling and Storage of Topsoil</u> Topsoiling 150mm thick, surfaces sloping at 10° or less to the horizontal	195	m ²	£ 7.50	£ 1,462.50
Series 600 Total Carried to Summary					£ 14,950.50



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	62	m ³	£	80.00	£	4,960.00
B	<u>Pavement</u> Base course, 165mm thick	224	m ²	£	42.50	£	9,520.00
C	Binder course, 60mm thick	224	m ²	£	18.00	£	4,032.00
D	Surface course, 40mm thick (assumed HRA)	1095	m ²	£	25.00	£	27,375.00
E	<u>Cold Milling</u> Cold milling, 40mm thick	1,095	m ²	£	10.00	£	10,950.00
F	Tack coat	1,095	m ²	£	1.50	£	1,642.50
Series 700 Total Carried to Summary							£ 58,479.50



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
	<u>Footways and Paved Areas</u>						
A	Footway/Cycleway; comprising 225mm sub-base, 25mm binder course, 30mm surface course	400	m ²	£	60.00	£	24,000.00
B	E/O Tactile Paving	18	m ²	£	45.00	£	810.00
	<u>Kerbs and Edgings</u>						
C	PCC HB2 Kerb	153	m	£	45.00	£	6,885.00
Series 1100 Total Carried to Summary							£ 31,695.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate	Total
A	<u>Traffic Signs</u> Allow for Assorted Signage		item		£ 2,500.00
B	<u>Road Markings</u> Finished Road Markings to Surface Course		item		£ 1,500.00
Series 1200 Total Carried to Summary					£ 4,000.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting Columns</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	2	nr	£ 2,800.00	£ 5,600.00
Series 1300 Total Carried to Summary					£ 5,600.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	50	m	£	50.00	£	2,500.00
B	E/O above for road crossings (every other column)	25	m	£	20.00	£	500.00
Series 700 Total Carried to Summary							£ 3,000.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 2700 - Works For Statutory Undertakers	Qty.	Unit	Rate	Total
A	<u>BWIC and Civils Works</u> BWIC and civils works associated with utilities diversions and/or protection		Item		£ 50,000.00
Series 2700 Total Carried to Summary					£ 50,000.00



Appendix G - St Johns Road / Little Clacton Road Junction

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate	Total
A	<u>Street Furniture</u> Misc. allowance for Street Furniture (Bollards etc.)		item		£ 2,500.00
Series 3000 Total Carried to Summary					£ 2,500.00



Appendix H - A133 Roundabout

Works to A133 Roundabout including; stopping up of existing western arm and construction of a new arm serving as an access point into the north of the site. Works also include resurfaced carriageways, streetlighting, increased signage and road markings

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ 51,575.00
SERIES 500 - Drainage and Service Ducts	£ 59,825.00
SERIES 600 - Earthworks	£ 63,310.50
SERIES 700 - Pavements	£ 88,903.00
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 11,865.00
SERIES 1200 - Traffic Signs and Road Markings	£ 13,000.00
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 11,200.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 7,000.00
SERIES 2700 - Works For Statutory Undertakers	£ 50,000.00
SERIES 3000 - Landscape and Ecology	£ 25,000.00
Sub-Total	£ 381,700.00
Preliminaries @ 35%	Excl.
Total to Summary	£ 381,700.00



Appendix H - A133 Roundabout

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance	2750	m ²	£ 1.50	£ 4,125.00
B	E/O for clearance of dense vegetation		item		£ 25,000.00
C	Take up or down and remove to tip off site precast concrete kerbs	560	m	£ 20.00	£ 11,200.00
D	Take up or down and remove to tip off site traffic sign (sign face less than 5m ²)	12	nr	£ 350.00	£ 4,200.00
E	Take up or down and remove to tip off site existing street lighting column	9	nr	£ 250.00	£ 2,250.00
F	Take up or down and remove to tip off site existing gully grating and frame	22	nr	£ 200.00	£ 4,400.00
G	Take up or down and remove to tip off site bollard	2	nr	£ 200.00	£ 400.00
Series 200 Total Carried to Summary					£ 51,575.00



Appendix H - A133 Roundabout

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
A	<u>Gullies and Gully Leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame	6	nr	£ 550.00	£ 3,300.00
B	Excavate trench for and lay gully leads; 150mm dia. pipe, depth not exceeding 2m deep including granular bed and surround	45	m	£ 145.00	£ 6,525.00
C	<u>Surface Water Sewers</u> Adjustments to existing Surface Water Drainage (Allowance)		item		£ 50,000.00
Series 500 Total Carried to Summary					£ 59,825.00



Appendix H - A133 Roundabout

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
A	<u>Excavation</u> Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	170	m ³	£ 5.00	£ 850.00
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	281	m ³	£ 5.00	£ 1,405.00
C	<u>Excavation in Hard Material</u> Extra over excavation for excavation in Hard Material (Allowance)	500	m ³	£ 20.00	£ 10,000.00
D	<u>Disposal of Acceptable Material</u> Disposal of acceptable material class 5A to on-site stockpiles	170	m ³	£ 4.50	£ 765.00
E	Disposal of acceptable material excluding class 5A to on-site stockpiles	281	m ³	£ 4.50	£ 1,264.50
F	Disposal of unacceptable material (off-site)	500	m ³	£ 40.00	£ 20,000.00
G	<u>Imported Material</u> Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	184	m ³	£ 50.00	£ 9,200.00
H	<u>Compaction of Fill</u> Compaction of imported capping material 6F1	184	m ³	£ 3.50	£ 644.00
I	<u>Completion of Formation and Sub-Formation</u> Completion of formation	435	m ²	£ 1.50	£ 652.50
J	Completion of sub-formation	483	m ²	£ 1.50	£ 724.50
K	<u>Geogrid</u> Geogrid membrane	435	m ²	£ 3.00	£ 1,305.00
L	<u>Topsoiling and Storage of Topsoil</u> Topsoiling 150mm thick, surfaces sloping at 10° or less to the horizontal	2,200	m ²	£ 7.50	£ 16,500.00
Series 600 Total Carried to Summary					£ 63,310.50



Appendix H - A133 Roundabout

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	100	m ³	£	80.00	£	8,000.00
B	<u>Pavement</u> Base course, 165mm thick	390	m ²	£	42.50	£	16,575.00
C	Binder course, 60mm thick	390	m ²	£	18.00	£	7,020.00
D	Surface course, 40mm thick (assumed HRA)	390	m ²	£	25.00	£	9,750.00
E	<u>Cold Milling</u> Cold milling, 40mm thick	2,212	m ²	£	10.00	£	22,120.00
F	Perforate existing carriageway construction for new carriageway, footway and verge construction	2212	m ²	£	10.00	£	22,120.00
G	Tack coat	2,212	m ²	£	1.50	£	3,318.00
Series 700 Total Carried to Summary							£ 88,903.00



Appendix H - A133 Roundabout

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
	<u>Footways and Paved Areas</u>						
A	Footway/Cycleway; comprising 225mm sub-base, 25mm binder course, 30mm surface course	80	m ²	£	60.00	£	4,800.00
B	E/O Corduroy Paving (Allowance)	15	m ²	£	45.00	£	675.00
C	E/O Tactile Paving (Allowance)	15	m ²	£	45.00	£	675.00
	<u>Kerbs and Edgings</u>						
D	PCC HB2 Kerb	127	m	£	45.00	£	5,715.00
Series 1100 Total Carried to Summary							£ 11,865.00



Appendix H - A133 Roundabout

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate	Total
A	<u>Traffic Signs</u> Allow for Assorted Signage		item		£ 10,000.00
B	<u>Road Markings</u> Finished Road Markings to Surface Course		item		£ 3,000.00
Series 1200 Total Carried to Summary					£ 13,000.00



Appendix H - A133 Roundabout

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting Columns</u>				
	Steel road lighting column of 12m nominal height with planted base, post-top mounted	4	nr	£ 2,800.00	£ 11,200.00
Series 1300 Total Carried to Summary					£ 11,200.00



Appendix H - A133 Roundabout

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	100	m	£	50.00	£	5,000.00
B	E/O above for road crossings (every other column)	100	m	£	20.00	£	2,000.00
Series 700 Total Carried to Summary							£ 7,000.00



Appendix H - A133 Roundabout

Item	SERIES 2700 - Works For Statutory Undertakers	Qty.	Unit	Rate	Total
A	<u>BWIC and Civils Works</u> BWIC and civils works associated with utilities diversions and/or protection		Item		£ 50,000.00
Series 2700 Total Carried to Summary					£ 50,000.00



Appendix H - A133 Roundabout

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate	Total
A	<u>Street Furniture</u> Misc. allowance for Street Furniture (Bollards etc.)		item		£ 25,000.00
Series 3000 Total Carried to Summary					£ 25,000.00



Appendix I - Temporary Access Road Elemental Breakdown

Includes; 13.70m wide section total for Temporary Access Road, comprising 7.3m wide carriageway

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ -
SERIES 500 - Drainage and Service Ducts	£ 493.80
SERIES 600 - Earthworks	£ 268.22
SERIES 700 - Pavements	£ 768.25
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 90.00
SERIES 1200 - Traffic Signs and Road Markings	£ 16.16
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 112.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 55.40
Total (£/m)	£ 1,804.00



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate		Total
A	<u>Attenuation Basins/Swales/Filter Drains</u> Formation of swale; including placement of permeable geotextile over area of swale but excluding placement of topsoil	0.00	m	£	140.00	£ -
B	<u>Gullies and gully leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 60m2 of c'way)	0.02	nr	£	550.00	£ 11.00
C	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.75m per gully)	0.05	m	£	145.00	£ 7.25
D	Gully/Swale Outfall	0.02	nr	£	250.00	£ 5.00
E	<u>Services</u> Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including sand bed, surround and backfill	1.00	m	£	240.00	£ 240.00
F	Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including concrete bed, surround and backfill (Road Crossings)	0.38	m	£	385.00	£ 146.30
G	Excavate for and construct BT Chambers (every 40m both sides) plus road crossings	0.05	nr	£	1,035.00	£ 51.75
H	Allow for excavating draw and joint pits for HV and LV cable works (1no pit every 100m) both sides plus crossings	0.02	nr	£	650.00	£ 13.00
I	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	0.02	nr	£	225.00	£ 4.50
J	Feeder pillar, complete installation, including base and DNO connection	0.01	nr	£	1,500.00	£ 15.00
Series 500 Total Carried to Summary						£ 493.80



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
	<u>Excavation</u>				
A	Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	2.19	m ³	£ 5.00	£ 10.95
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	4.20	m ³	£ 5.00	£ 21.00
	<u>Disposal of Acceptable Material</u>				
C	Disposal of acceptable material class 5A off-site to on-site stockpiles	2.19	m ³	£ 4.50	£ 9.86
D	Disposal of acceptable material excluding class 5A to on-site stockpiles	4.20	m ³	£ 4.50	£ 18.90
	<u>Imported Material</u>				
E	Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	3.06	m ³	£ 50.00	£ 153.00
	<u>Compaction of Fill</u>				
F	Compaction of imported capping material 6F1	3.06	m ³	£ 3.50	£ 10.71
	<u>Completion of Formation and Sub-Formation</u>				
G	Completion of formation	7.30	m ²	£ 1.50	£ 10.95
H	Completion of sub-formation	7.30	m ²	£ 1.50	£ 10.95
	<u>Geogrid</u>				
I	Geogrid membrane	7.30	m ²	£ 3.00	£ 21.90
	<u>Topsoiling</u>				
J	Topsoiling to verges, 300mm thick (with site won topsoil)	0.00	m ²	£ 3.50	£ -
Series 600 Total Carried to Summary					£ 268.22



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	1.85	m ³	£	80.00	£	147.75
B	<u>Pavement</u> Base course, 165mm thick	7.30	m ²	£	42.00	£	306.60
C	Binder course, 60mm thick	7.30	m ²	£	18.00	£	131.40
D	Surface course, 40mm thick (HRA)	7.30	m ²	£	25.00	£	182.50
Series 700 Total Carried to Summary							£ 768.25



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate	Total
	<u>Footways and Paved Areas</u>				
A	Footway/Cycleway; comprising 225mm sub-base	0.00	m ²	£ 25.00	£ -
B	Allowance for crossing points and run over areas; including additional construction make-up, drop kerbs and the like	0.00	m	£ 8.00	£ -
	<u>Kerbs and Edgings</u>				
C	PCC HB2 Kerb	2	m	£ 45.00	£ 90.00
D	PCC Flat Top Edging	0	m	£ 18.00	£ -
Series 1100 Total Carried to Summary					£ 90.00



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate		Total	
A	<u>Traffic Signs</u>						
	Allow for assorted signage, every 25m	0.04	nr	£	400.00	£	16.00
B	<u>Road Markings</u>						
	Finished road markings to surface course	0.04	m	£	4.00	£	0.16
Series 1200 Total Carried to Summary							£ 16.16



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	0.04	nr	£ 2,800.00	£ 112.00
Series 1300 Total Carried to Summary					£ 112.00



Appendix I - Temporary Access Road Elemental Breakdown

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	1.00	m	£	50.00	£	50.00
B	E/O above for road crossings (every other column)	0.27	m	£	20.00	£	5.40
Series 1400 Total Carried to Summary							£ 55.40



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Includes; 20.20m wide section total for Primary Routes, comprising 7.30m wide carriageway, 2x2m wide footway, 1x4.6m wide cycleway, 1x2.3m wide cycleway and 1x2m wide verge.

Summary

Cost (£)

SERIES 200 - Site Clearance	£	-
SERIES 500 - Drainage and Service Ducts	£	633.80
SERIES 600 - Earthworks	£	307.04
SERIES 700 - Pavements	£	768.25
SERIES 1100 - Kerbs, Footways and Paved Areas	£	452.82
SERIES 1200 - Traffic Signs and Road Markings	£	16.16
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£	112.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£	58.00
SERIES 3000 - Landscape and Ecology	£	71.50
Total (£/m)	£	2,420.00



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
A	<u>General Site Clearance</u> General Site Clearance; including minor tree and hedge clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
A	<u>Attenuation Basins/Swales/Filter Drains</u> Formation of swale; including placement of permeable geotextile over area of swale but excluding placement of topsoil	1.00	m	£ 140.00	£ 140.00
B	<u>Gullies and gully leads</u> Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 60m2 of c'way)	0.02	nr	£ 550.00	£ 11.00
C	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.75m per gully)	0.05	m	£ 145.00	£ 7.25
D	Gully/Swale Outfall	0.02	nr	£ 250.00	£ 5.00
E	<u>Services</u> Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including sand bed, surround and backfill	1.00	m	£ 240.00	£ 240.00
F	Combined Utility Trench; Water main, 1x HV, 1xLV cable and 4-way BT including concrete bed, surround and backfill (Road Crossings)	0.38	m	£ 385.00	£ 146.30
G	Excavate for and construct BT Chambers (every 40m both sides) plus road crossings	0.05	nr	£ 1,035.00	£ 51.75
H	Allow for excavating draw and joint pits for HV and LV cable works (1no pit every 100m) both sides plus crossings	0.02	nr	£ 650.00	£ 13.00
I	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	0.02	nr	£ 225.00	£ 4.50
J	Feeder pillar, complete installation, including base and DNO connection	0.01	nr	£ 1,500.00	£ 15.00
Series 500 Total Carried to Summary					£ 633.80



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
	<u>Excavation</u>				
A	Excavation of acceptable material Class 5A, 300mm thick (includes topsoil strip to verges)	6.06	m ³	£ 5.00	£ 30.30
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation	3.68	m ³	£ 5.00	£ 18.40
	<u>Disposal of Acceptable Material</u>				
C	Disposal of acceptable material class 5A off-site to on-site stockpiles	6.06	m ³	£ 4.50	£ 27.27
D	Disposal of acceptable material excluding class 5A to on-site stockpiles	3.68	m ³	£ 4.50	£ 16.56
	<u>Imported Material</u>				
E	Imported acceptable material Class 6F1, for use as capping, 380mm thick (3% CBR)	3.06	m ³	£ 50.00	£ 153.00
	<u>Compaction of Fill</u>				
F	Compaction of imported capping material 6F1	3.06	m ³	£ 3.50	£ 10.71
	<u>Completion of Formation and Sub-Formation</u>				
G	Completion of formation	7.30	m ²	£ 1.50	£ 10.95
H	Completion of sub-formation	7.30	m ²	£ 1.50	£ 10.95
	<u>Geogrid</u>				
I	Geogrid membrane	7.30	m ²	£ 3.00	£ 21.90
	<u>Topsoiling</u>				
J	Topsoiling to verges, 300mm thick (with site won topsoil)	2.00	m ²	£ 3.50	£ 7.00
Series 600 Total Carried to Summary					£ 307.04



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate		Total	
A	<u>Sub-base</u> Imported acceptable material (Type 1) for use as sub-base, 230mm thick	1.85	m ³	£	80.00	£	147.75
B	<u>Pavement</u> Base course, 165mm thick	7.30	m ²	£	42.00	£	306.60
C	Binder course, 60mm thick	7.30	m ²	£	18.00	£	131.40
D	Surface course, 40mm thick (HRA)	7.30	m ²	£	25.00	£	182.50
Series 700 Total Carried to Summary							£ 768.25



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate		Total	
	<u>Footways and Paved Areas</u>						
A	Footway/Cycleway; comprising 225mm sub-base	10.90	m ²	£	25.00	£	272.50
B	Allowance for crossing points and run over areas; including additional construction make-up, drop kerbs and the like	0.04	m	£	8.00	£	0.32
	<u>Kerbs and Edgings</u>						
C	PCC HB2 Kerb	2	m	£	45.00	£	90.00
D	PCC Flat Top Edging	5	m	£	18.00	£	90.00
Series 1100 Total Carried to Summary							£ 452.82



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate		Total	
A	<u>Traffic Signs</u>						
	Allow for assorted signage, every 25m	0.04	nr	£	400.00	£	16.00
B	<u>Road Markings</u>						
	Finished road markings to surface course	0.04	m	£	4.00	£	0.16
Series 1200 Total Carried to Summary							£ 16.16



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
A	<u>Road Lighting</u> Steel road lighting column of 12m nominal height with planted base, post-top mounted	0.04	nr	£ 2,800.00	£ 112.00
Series 1300 Total Carried to Summary					£ 112.00



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate		Total	
A	<u>Electrical Work for Lighting</u> Allow for trenching, cabling and terminations to road lighting and illuminated signage	1.00	m	£	50.00	£	50.00
B	E/O above for road crossings (every other column)	0.40	m	£	20.00	£	8.00
Series 1400 Total Carried to Summary							£ 58.00



Appendix J - Primary Routes (Single Visit) Elemental Breakdown

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate		Total	
A	<u>Trees</u> Tree planting in tree pits, including grille and root barrier	0.13	nr	£	550.00	£	71.50
Series 3000 Total Carried to Summary						£	71.50