

Chard Regeneration Plan Phased Cost Plan

21 July 2010





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Job No. 25862

CHARD REGENERATION PLAN PHASED COST PLAN

Issued: 21 July 2010

ASSUMPTIONS & EXCLUSIONS

EXCLUSIONS

See specific notes within the cost plan.
Demolition of existing buildings
Remediation of site including removal of existing hardstandings.
Major contamination requirements
Flooding enhancements to protect developments.
Any works beyond the scope of works stated.
Professional Fees
Inflation and price increases beyond 2Q2009
Finance charges.
Local Authority Supervision Costs
Works beyond the scope of the drawings
Planning Application and Statutory Approval fees.
Archaeological, Horticultural, Environmental and Arboriculture surveys/removals etc.
VAT
Contingencies

ASSUMPTIONS

All construction works that are necessary to complete the scheme in absence of design detail.
Earthworks are assumed to be a neutral cut/fill across the site avergaing 0.5 or 1m deep.
All existing drainage is sufficient and will not require any remedial/upgrading work.



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BASIS OF ESTIMATE

<u>DWG Title</u>	<u>No.</u>
<u>Peter Brett Associates</u>	
Amended Chard Town Insert W07 Drawing including Bypass	N/A
Amended Chard Town Insert W07 Drawing including Distributor and Local Road	N/A
Figure 2 - Access & Movement Strategy - Town Centre Strategy	N/A
Patrick Moss email 28/7/09.	
<u>LDA Design</u>	
David Wesseligh emailed dated 2/6/09	N/A
Matt Scott email dated 14/7/09, 28/7/09, 22/9/09 & 20/7/10	
Phasing Layout : Dated 27/5/09	N/A
North and west development site reference plan	N/A
<u>Fulcrum First</u>	
Chani Leahong email 5/6/09	N/A



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PHASED COST PLAN

Issued: 21 July 2010

FINAL SUMMARY

	£
Phase 1	2,506,000
Phase 2A	200,000
Phase 2B	3,205,000
Phase 2C	7,474,000
Phase 2D	-
Phase 3A	4,992,000
Phase 3B	4,938,000
Phase 4A	5,192,000
Phase 4B	4,610,000
Phase 5 (North - Growth Area)	1,481,000
Phase 5 (South West - Growth Area)	2,943,000
OVERALL COST OF PHASED INFRASTRUCTURE	£ 37,541,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

	£
PHASE 1	
Site Preparation	65,407
Road Construction	1,026,434
Drainage	424,420
Street Lighting	253,525
Mains Services/Utilities	152,740
Street Furniture	53,960
Landscaping	47,466
Traffic Management	64,000
Main Contractor's Preliminaries, Overheads and Profit 20%	417,590
HIGHWAY INFRASTRUCTURE COSTS	2,505,542
Green Infrastructure	-
Main Contractor's supervision 15%	-
GREEN INFRASTRUCTURE COSTS	-
Utilities Reinforcement & Diversions	-
Main Contractor's supervision 3%	-
UTILITIES INFRASTRUCTURE COSTS	-
TOTAL COST OF PHASE 1 WORKS	£ 2,505,542



**CHARD REGENERATION PLAN
PHASED COST PLAN**

PHASE 1

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
1.432	ha	@	£	1,500	2,148
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
10	nr	@	£	100	1,000
Allowance for ecology works; TPO & hedge protection; say 200m					
200	m	@	£	50	10,000
Allowance for ecology works; tree removal; say 5nr					
5	nr	@	£	300	1,500
Allowance for ecology works; hedge removal					
1	item	@	£	500	500
Allowance for protecting/maintaining habitats					
1	item	@	£	3,000	3,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
7380	m3	@	£	5	36,899
Allowance for breaking out rock and alike; say 1% of earthworks area					
74	m3	@	£	40	2,960
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
37	m3	@	£	200	7,400
Allowance for demolition/ site remediation					EXCLUDED
1	item	@			
Allowance for grubbing up existing redundant services and drainage					EXCLUDED
1	item	@			
Allowance for grubbing up existing hardstanding areas					EXCLUDED
	m2	@	£	20	
TOTAL TO SUMMARY £					65,407



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CHARD REGENERATION PLAN PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

£

Road Construction

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

547 m @ £ 1,055 577,085

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

169 m @ £ 1,071 180,999

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 561 -

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 630 -

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0 m @ £ 525 -

Extra: Allowance for construction junction between existing and new construction

0 m @ £ 100 -

CARRIED FORWARD £

758,084



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 1

BROUGHT FORWARD £

758,084

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

3	nr	@	£ 3,000	9,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 100,000	100,000
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

7	nr	@	£ 20,000	140,000
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Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

nr	@	£ 95,000	-
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

3	nr	@	£ 1,000	3,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

750	m ²	@	£ 20	15,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

30	m ²	@	£ 45	1,350
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TOTAL TO SUMMARY £

1,026,434



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**CHARD REGENERATION PLAN
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PHASE 1

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
41	nr	@	£	400	16,400
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...					
3500mm	716	m	@	£	120
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
3500mm	200	m	@	£	100
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...					
3500mm	20	nr	@	£	3,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
0	m	@			EXCLUDED
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
0	nr	@	£	250	-
Connection to existing surface water sewers say all junctions					
8	nr	@	£	5,000	40,000
Surface water outfalls to existing SUD's system; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls; say 1nr					
1	nr	@	£	15,000	15,000
Hydrabrake system to final manhole prior to discharge into SUD's system; say 1nr					
1	nr	@	£	3,000	3,000
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
	item	@	£	125,000	-
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
1	nr	@	£	17,500	17,500
Allowance for works to existing watercourses					
1	item	@	£	5,000	5,000
CARRIED FORWARD £					272,820



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 1

BROUGHT FORWARD £

272,820

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	716	m	@	£	100	71,600
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	200	m	@	£	100	20,000
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm	20	nr	@	£	3,000	60,000
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	0	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	0	nr	@	£	250	-
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

424,420



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PHASED COST PLAN**

Issued: 21 July 2010

PHASE 1

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
66	nr	@	£	1,000	66,000
Extra: 10m high columns at roundabouts and major junctions					
9	nr	@	£	300	2,700
Street lighting cabling & ducting (loop)					
849	m	@	£	25	21,225
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
1	nr	@	£	125,000	125,000
Pedestrian toucan crossing; say every 750m					
1	nr	@	£	35,000	35,000
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
6	nr	@	£	600	3,600
TOTAL TO SUMMARY £					253,525



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 1

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	1,432	m	@	£ 25 35,800
LV ; excavating and backfilling trenches; one side to existing and two side to new	1,432	m	@	£ 15 21,480
HV ; excavating and backfilling trenches; one side	716	m	@	£ 15 10,740
Gas; excavating and backfilling trench; one side to existing; two sides to new	1,432	m	@	£ 15 21,480
Water; excavating and backfilling trenches; one side to existing and two sides to new	1,432	m	@	£ 15 21,480
Extra: New chambers; every 75m (LV, HV and telecoms only)	48	nr	@	£ 400 19,200
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	188	m	@	£ 120 22,560
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

152,740



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PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

				£
Street Furniture				
Allowance for signage at roundabouts.	0	nr	@	£ 10,000
				-
Allowance for signage at major junction traffic lights	1	nr	@	£ 7,500
				7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m	7	nr	@	£ 500
				3,500
Allowance for safety fencing to toucan crossings	1	item	@	INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£ 100
				-
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	1432	m	@	£ 30
				42,960

TOTAL TO SUMMARY £

53,960



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

					£
Landscaping					
Allowance for landscaping; preparation & grass seeding. (There is a 20m corridor for the road and highway landscaping)					
6940	m2	@	£	4	27,761
Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment					
29	nr	@	£	500	14,500
Allowance for shrub planting; (say 5% of all landscaping areas)					
347	m2	@	£	15	5,205

TOTAL TO SUMMARY £

47,466



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

32 weeks @ £ 2,000

64,000

TOTAL TO SUMMARY £

64,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

£

Green Infrastructure

Areas: None

Grass seeding; 80%

m2 @ £ 4 -

Shrub Planting; 10%

m2 @ £ 30 -

Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%

m2 @ £ 150 -

Allowance for play equipment; 1nr per area

item @ £ 100,000 -

TOTAL TO SUMMARY £

-
=====



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 1

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

Strategic Raod - Diversion to bury 33kV OVL

1 item @

TO BE
CONFIRMED

Strategic Raod - foul sewer rising main

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN PHASED COST PLAN

Issued: 21 July 2010

PHASE 2A

		£
PHASE 2A		
Site Preparation		
Road Construction		
Drainage		
Street Lighting		
Mains Services/Utilities		
Street Furniture		
Landscaping		
Traffic Management		
Main Contractor's Preliminaries, Overheads and Profit	20%	

HIGHWAY INFRASTRUCTURE COSTS		200,000
		=====
Green Infrastructure		-
Main Contractor's supervision	15%	-

GREEN INFRASTRUCTURE COSTS		-
		=====
Utilities Reinforcement & Diversions		-
Main Contractor's supervision	3%	-

UTILITIES INFRASTRUCTURE COSTS		-
		=====
		=====
TOTAL COST OF PHASE 2A WORKS		200,000
		£ _____
		=====

No highway Infrastructure detail.
Approximate cost only



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2A

£

Green Infrastructure

Areas: None

Grass seeding; 80%

m2 @ £ 4 -

Shrub Planting; 10%

m2 @ £ 30 -

Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%

m2 @ £ 150 -

Allowance for play equipment; 1nr per area

item @ £ 100,000 -

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2A

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-
=====



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

	£
PHASE 2B	
Site Preparation	76,200
Road Construction	1,008,150
Drainage	583,000
Street Lighting	275,125
Mains Services/Utilities	169,800
Street Furniture	59,500
Landscaping	49,060
Traffic Management	64,000
Main Contractor's Preliminaries, Overheads and Profit 20%	456,967
HIGHWAY INFRASTRUCTURE COSTS	2,741,802
Green Infrastructure	-
Main Contractor's supervision 15%	-
GREEN INFRASTRUCTURE COSTS	-
Utilities Reinforcement & Diversions	450,000
Main Contractor's supervision 3%	13,500
UTILITIES INFRASTRUCTURE COSTS	463,500
TOTAL COST OF PHASE 2B WORKS	£ 3,205,302



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2B

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
1.600	ha	@	£	1,500	2,400
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
10	nr	@	£	100	1,000
Allowance for ecology works; TPO & hedge protection; say 200m					
200	m	@	£	50	10,000
Allowance for ecology works; tree removal; say 5nr					
5	nr	@	£	300	1,500
Allowance for ecology works; hedge removal					
1	item	@	£	500	500
Allowance for protecting/maintaining habitats					
1	item	@	£	3,000	3,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
9040	m3	@	£	5	45,200
Allowance for breaking out rock and alike; say 1% of earthworks area					
90	m3	@	£	40	3,600
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
45	m3	@	£	200	9,000
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					76,200



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

£

Road Construction

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0 m @ £ 1,055 -

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

800 m @ £ 1,071 856,800

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 561 -

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 630 -

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0 m @ £ 525 -

Extra: Allowance for construction junction between existing and new construction

0 m @ £ 100 -

CARRIED FORWARD £

856,800



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2B

BROUGHT FORWARD £

856,800

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

3	nr	@	£ 3,000	9,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 100,000	100,000
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 20,000	20,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

nr	@	£ 95,000	-
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

3	nr	@	£ 1,000	3,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

900	m ²	@	£ 20	18,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

30	m ²	@	£ 45	1,350
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TOTAL TO SUMMARY £

1,008,150



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PHASED COST PLAN

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PHASE 2B

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
50	nr	@	£	400	20,000
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...					
3500mm	800	m	@	£	120
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
3500mm	230	m	@	£	100
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...					
3500mm	23	nr	@	£	3,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
0	m	@	EXCLUDED		
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
0	nr	@	£	250	-
Connection to existing surface water sewers say all junctions					
2	nr	@	£	5,000	10,000
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls					
1	nr	@	£	15,000	15,000
Hydrabrake system to final manhole prior to discharge into SUD's system					
1	nr	@	£	3,000	3,000
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
1	item	@	£	125,000	125,000
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
2	nr	@	£	17,500	35,000
Allowance for works to existing watercourses					
1	item	@	£	5,000	5,000
CARRIED FORWARD £					411,000



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**CHARD REGENERATION PLAN
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PHASE 2B

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
52	nr	@	£	1,000	52,000
Extra: 10m high columns at roundabouts and major junctions					
9	nr	@	£	300	2,700
Street lighting cabling & ducting (loop)					
873	m	@	£	25	21,825
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
1	nr	@	£	125,000	125,000
Pedestrian toucan crossing; say every 750m					
2	nr	@	£	35,000	70,000
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
6	nr	@	£	600	3,600
TOTAL TO SUMMARY £					275,125



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2B

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	1,600	m	@	£ 25 40,000
LV ; excavating and backfilling trenches; one side to existing and two side to new	1,600	m	@	£ 15 24,000
HV ; excavating and backfilling trenches; one side	800	m	@	£ 15 12,000
Gas; excavating and backfilling trench; one side to existing; two sides to new	1,600	m	@	£ 15 24,000
Water; excavating and backfilling trenches; one side to existing and two sides to new	1,600	m	@	£ 15 24,000
Extra: New chambers; every 75m (LV, HV and telecoms only)	53	nr	@	£ 400 21,200
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	205	m	@	£ 120 24,600
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

169,800



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

				£
<u>Street Furniture</u>				
Allowance for signage at roundabouts.	0	nr	@	£ 10,000 -
Allowance for signage at major junction traffic lights	1	nr	@	£ 7,500 7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m	8	nr	@	£ 500 4,000
Allowance for safety fencing to toucan crossings	1	item	@	INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£ 100 -
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	1600	m	@	£ 30 48,000

TOTAL TO SUMMARY £

59,500



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

6960	m2	@	£	4	27,840
------	----	---	---	---	--------

Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

32	nr	@	£	500	16,000
----	----	---	---	-----	--------

Allowance for shrub planting; (say 5% of all landscaping areas)

348	m2	@	£	15	5,220
-----	----	---	---	----	-------

TOTAL TO SUMMARY £

49,060



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

32 weeks @ £ 2,000

64,000

TOTAL TO SUMMARY £

64,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

£

Green Infrastructure

Areas: None

Grass seeding; 80%

m2 @ £ 4 -

Shrub Planting; 10%

m2 @ £ 30 -

Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%

m2 @ £ 150 -

Allowance for play equipment; 1nr per area

item @ £ 100,000 -

TOTAL TO SUMMARY £

-
=====



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2B

				£
<u>Utilities Reinforcement & Diversions</u>				
Minor diversions & alterations	1	item	@	TO BE CONFIRMED
Strategic Raod - Diversion to bury 33kV OVL	1	item	@	£ 450,000
Strategic Raod - foul sewer rising main	1	item	@	TO BE CONFIRMED
TOTAL TO SUMMARY £				450,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

	£
PHASE 2C	
Site Preparation	138,867
Road Construction	1,527,092
Drainage	558,130
Street Lighting	251,250
Mains Services/Utilities	267,920
Street Furniture	78,880
Landscaping	84,610
Traffic Management	104,000
Main Contractor's Preliminaries, Overheads and Profit 20%	602,150
	<hr/>
HIGHWAY INFRASTRUCTURE COSTS	3,612,899
	<hr/> <hr/>
Green Infrastructure	984,040
Main Contractor's supervision 15%	147,606
	<hr/>
GREEN INFRASTRUCTURE COSTS	1,131,646
	<hr/> <hr/>
Utilities Reinforcement & Diversions	2,650,000
Main Contractor's supervision 3%	79,500
	<hr/>
UTILITIES INFRASTRUCTURE COSTS	2,729,500
	<hr/> <hr/>
TOTAL COST OF PHASE 2C WORKS	£ 7,474,045
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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
3.064	ha	@	£	1,500	4,596
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
36	nr	@	£	100	3,600
Allowance for ecology works; TPO & hedge protection					
50	m	@	£	50	2,500
Allowance for ecology works; tree removal; say 5nr					
5	nr	@	£	300	1,500
Allowance for ecology works; hedge removal					
1	item	@	£	500	500
Allowance for protecting/maintaining habitats					
1	item	@	£	3,000	3,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
19250	m3	@	£	5	96,251
Allowance for breaking out rock and alike; say 1% of earthworks area					
193	m3	@	£	40	7,720
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
96	m3	@	£	200	19,200
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					138,867



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

Road Construction

£

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0	m	@	£	1,055	-
---	---	---	---	-------	---

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

814	m	@	£	1,071	871,794
-----	---	---	---	-------	---------

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

718	m	@	£	561	402,798
-----	---	---	---	-----	---------

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0	m	@	£	630	-
---	---	---	---	-----	---

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

200	m	@	£	525	105,000
-----	---	---	---	-----	---------

Extra: Allowance for construction junction between existing and new construction

718	m	@	£	100	71,800
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CARRIED FORWARD £

1,451,392



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

BROUGHT FORWARD £

1,451,392

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

6	nr	@	£ 3,000	18,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

0	nr	@	£ 100,000	-
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

2	nr	@	£ 20,000	40,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

0	nr	@	£ 95,000	-
---	----	---	----------	---

Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

6	nr	@	£ 1,000	6,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

450	m ²	@	£ 20	9,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

60	m ²	@	£ 45	2,700
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TOTAL TO SUMMARY £

1,527,092



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
107	nr	@	£	400	42,800
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...					
3500mm	814	m	@	£	120
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
3500mm	230	m	@	£	100
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...					
3500mm	23	nr	@	£	3,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
918	m	@			EXCLUDED
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
105	nr	@	£	250	26,250
Connection to existing surface water sewers say all junctions					
2	nr	@	£	5,000	10,000
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls					
1	nr	@	£	15,000	15,000
Hydrobrake system to final manhole prior to discharge into SUD's system					
1	nr	@	£	3,000	3,000
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
		item	@	£	125,000
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
4	nr	@	£	17,500	70,000
Allowance for works to existing watercourses					
1		item	@	£	5,000
CARRIED FORWARD £					371,730



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

BROUGHT FORWARD £

371,730

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm 814 m @ £ 100 81,400

Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm 230 m @ £ 100 23,000

Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm 23 nr @ £ 3,000 69,000

Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm 918 m @ EXCLUDED

Allowance for modifying existing ironwork; say 2nr per 35m of existing road

52 nr @ £ 250 13,000

Pumping station

1 nr @ EXCLUDED

Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm m @ £ 150 EXCLUDED

NOTE: All drainage assumed.

TOTAL TO SUMMARY £

558,130



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

				£	
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
95	nr	@	£	1,000	95,000
Extra: 10m high columns at roundabouts and major junctions					
12	nr	@	£	300	3,600
Street lighting cabling & ducting (loop)					
1618	m	@	£	25	40,450
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
	nr	@	£	125,000	-
Pedestrian toucan crossing; say every 750m					
3	nr	@	£	35,000	105,000
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
12	nr	@	£	600	7,200
TOTAL TO SUMMARY £					251,250



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 2C

					£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>					
Allowance for diversions to existing services					ELSEWHERE
1	Item	@			
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new					
2,346	m	@	£	25	58,650
LV ; excavating and backfilling trenches; one side to existing and two side to new					
2,346	m	@	£	15	35,190
HV ; excavating and backfilling trenches; one side					
1,532	m	@	£	15	22,980
Gas; excavating and backfilling trench; one side to existing; two sides to new					
2,346	m	@	£	15	35,190
Water; excavating and backfilling trenches; one side to existing and two sides to new					
2,346	m	@	£	15	35,190
Extra: New chambers; every 75m (LV, HV and telecoms only)					
83	nr	@	£	400	33,200
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions					
396	m	@	£	120	47,520
Allowance for service utilities capital payments to Statutory Authorities					ELSEWHERE
1	item	@			
Allowance for main contractors supervision of Statutory Authorities					ELSEWHERE
	%	@			

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

267,920



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

				£
<u>Street Furniture</u>				
Allowance for signage at roundabouts.	0	nr	@	£ 10,000 -
Allowance for signage at major junction traffic lights	0	nr	@	£ 7,500 -
Allowance for signage; small non-illuminated; say 1nr sign per 100m	17	nr	@	£ 500 8,500
Allowance for safety fencing to toucan crossings	1	item	@	INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£ 100 -
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	2346	m	@	£ 30 70,380

TOTAL TO SUMMARY £

78,880



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

11390	m2	@	£	4	45,560
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Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

61	nr	@	£	500	30,500
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Allowance for shrub planting; (say 5% of all landscaping areas)

570	m2	@	£	15	8,550
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TOTAL TO SUMMARY £

84,610



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

52 weeks @ £ 2,000

104,000

TOTAL TO SUMMARY £

104,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

					£
Green Infrastructure					
<u>Area C29: 41,700m²</u>					
Grass seeding; 80%					
33,360	m ²	@	£	4	133,440
Shrub Planting; 10%					
4,170	m ²	@	£	30	125,100
Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%					
4,170	m ²	@	£	150	625,500
Allowance for play equipment; 1nr per area					
1	item	@	£	100,000	100,000

TOTAL TO SUMMARY £

984,040



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2C

				£
<u>Utilities Reinforcement & Diversions</u>				
Minor diversions & alterations	1	item	@	TO BE CONFIRMED
Strategic - Diversion to bury 33kV OVL	1	item	@	£ 600,000
Strategic - MP Gas	1	item	@	TO BE CONFIRMED
New connection to MP Gas governor	1	item	@	£ 50,000
Above 100 dwellings - major foul sewer link to north including pumping station and rising main	1	item	@	£ 2,000,000
TOTAL TO SUMMARY £				2,650,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2D

£

PHASE 2D

Site Preparation

Road Construction

Drainage

Street Lighting

Mains Services/Utilities

Street Furniture

Landscaping

Traffic Management

Main Contractor's Preliminaries, Overheads and Profit 20%

No highway Infrastructure

HIGHWAY INFRASTRUCTURE COSTS

-

Green Infrastructure

-

Main Contractor's supervision 15%

-

GREEN INFRASTRUCTURE COSTS

-

Utilities Reinforcement & Diversions

-

Main Contractor's supervision 3%

-

UTILITIES INFRASTRUCTURE COSTS

-

TOTAL COST OF PHASE 2D WORKS

£

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2D

£

Green Infrastructure

Area: None

Grass seeding; 80%

m2 @ £ 4 -

Shrub Planting; 10%

m2 @ £ 30 -

Hard landscaping including provision for footpath lighting, drainage and street furniture;

m2 @ £ 150 -

Allowance for play equipment; 1nr per area

item @ £ 100,000 -

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 2D

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-
=====



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

		£
PHASE 3A		
Site Preparation		205,195
Road Construction		2,073,985
Drainage		763,820
Street Lighting		425,450
Mains Services/Utilities		332,515
Street Furniture		125,780
Landscaping		104,968
Traffic Management		128,000
Main Contractor's Preliminaries, Overheads and Profit	20%	831,943
		<hr/>
HIGHWAY INFRASTRUCTURE COSTS		4,991,656
		<hr/> <hr/>
Green Infrastructure		-
Main Contractor's supervision	15%	-
		<hr/>
GREEN INFRASTRUCTURE COSTS		-
		<hr/> <hr/>
Utilities Reinforcement & Diversions		-
Main Contractor's supervision	3%	-
		<hr/>
UTILITIES INFRASTRUCTURE COSTS		-
		<hr/> <hr/>
TOTAL COST OF PHASE 3A WORKS		£ 4,991,656
		<hr/> <hr/>



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
3.610	ha	@	£	1,500	5,415
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
62	nr	@	£	100	6,200
Allowance for ecology works; TPO & hedge protection					
500	m	@	£	50	25,000
Allowance for ecology works; tree removal					
40	nr	@	£	300	12,000
Allowance for ecology works; hedge removal					
1	item	@	£	5,000	5,000
Allowance for protecting/maintaining habitats					
1	item	@	£	10,000	10,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
22108	m3	@	£	5	110,540
Allowance for breaking out rock and alike; say 1% of earthworks area					
221	m3	@	£	40	8,840
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
111	m3	@	£	200	22,200
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					205,195



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

				£
<u>Road Construction</u>				
<u>All services, earthworks, storm and foul drainage measured elsewhere.</u>				
<u>Road & Footpath Construction</u>				
Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.				
0	m	@	£	1,055
				-
Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.				
1,171	m	@	£	1,071
				1,254,141
Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.				
634	m	@	£	561
				355,674
Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.				
0	m	@	£	630
				-
Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.				
0	m	@	£	525
				-
Extra: Allowance for construction junction between existing and new construction				
634	m	@	£	100
				63,400
CARRIED FORWARD £				1,673,215



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

BROUGHT FORWARD £

1,673,215

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

7	nr	@	£ 3,000	21,000
---	----	---	---------	--------

Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

2	nr	@	£ 100,000	200,000
---	----	---	-----------	---------

Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

2	nr	@	£ 20,000	40,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

1	nr	@	£ 95,000	95,000
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

10	nr	@	£ 1,000	10,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

1,500	m ²	@	£ 20	30,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

106	m ²	@	£ 45	4,770
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TOTAL TO SUMMARY £

2,073,985



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

					£	
Storm Drainage						
New gullies; including connection into pipework; every 180m2.						
123	nr	@	£	400	49,200	
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...						
3500mm	1171	m	@	£	120	140,520
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...						
3500mm	330	m	@	£	100	33,000
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...						
3500mm	33	nr	@	£	3,000	99,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.						
634	m	@			EXCLUDED	
Allowance for modifying existing ironwork; say 4nr per 35m of existing road						
72	nr	@	£	250	18,000	
Connection to existing surface water sewers say all junctions						
4	nr	@	£	5,000	20,000	
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements						
2	nr	@	£	10,000	20,000	
Petrol interceptor; to surface water outfalls						
2	nr	@	£	15,000	30,000	
Hydrobrake system to final manhole prior to discharge into SUD's system						
2	nr	@	£	3,000	6,000	
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.						
		item	@	£	125,000	-
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road						
4	nr	@	£	17,500	70,000	
Allowance for works to existing watercourses						
2		item	@	£	10,000	20,000
CARRIED FORWARD £						
					505,720	



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Job No. 25862

CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

BROUGHT FORWARD £

505,720

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	1171	m	@	£	100	117,100
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	330	m	@	£	100	33,000
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm	33	nr	@	£	3,000	99,000
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	634	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	36	nr	@	£	250	9,000
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

763,820



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
124	nr	@	£	1,000	124,000
Extra: 10m high columns at roundabouts and major junctions					
28	nr	@	£	300	8,400
Street lighting cabling & ducting (loop)					
2042	m	@	£	25	51,050
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
1	nr	@	£	125,000	125,000
Pedestrian toucan crossing; say every 750m					
3	nr	@	£	35,000	105,000
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
20	nr	@	£	600	12,000
TOTAL TO SUMMARY £					425,450



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3A

					£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>					
Allowance for diversions to existing services	1	Item	@		ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	2,976	m	@	£ 25	74,400
LV ; excavating and backfilling trenches; one side to existing and two side to new	2,976	m	@	£ 15	44,640
HV ; excavating and backfilling trenches; one side	1,805	m	@	£ 15	27,075
Gas; excavating and backfilling trench; one side to existing; two sides to new	2,976	m	@	£ 15	44,640
Water; excavating and backfilling trenches; one side to existing and two sides to new	2,976	m	@	£ 15	44,640
Extra: New chambers; every 75m (LV, HV and telecoms only)	103	nr	@	£ 400	41,200
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	466	m	@	£ 120	55,920
Allowance for service utilities capital payments to Statutory Authorities	1	item	@		ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@		ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

332,515



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

				£
Street Furniture				
Allowance for signage at roundabouts.				
1	nr	@	£ 10,000	10,000
Allowance for signage at major junction traffic lights				
1	nr	@	£ 7,500	7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m				
18	nr	@	£ 500	9,000
Allowance for safety fencing to toucan crossings				
1	item	@		INCLUDED
Allowance for safety barriers; say 100m per roundabout.				
100	m	@	£ 100	10,000
Allowance for post and rail fencing; both sides of new road construction and one side for existing.				
2976	m	@	£ 30	89,280

TOTAL TO SUMMARY £

125,780



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

13992	m2	@	£	4	55,968
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Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

77	nr	@	£	500	38,500
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Allowance for shrub planting; (say 5% of all landscaping areas)

700	m2	@	£	15	10,500
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TOTAL TO SUMMARY £

104,968



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

64 weeks @ £ 2,000

128,000

TOTAL TO SUMMARY £

128,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

£

Green Infrastructure

Area: None

Grass seeding; 80%

m2 @ £ 4 -

Shrub Planting; 10%

m2 @ £ 30 -

Hard landscaping including provision for footpath lighting, drainage and street furniture;

m2 @ £ 150 -

Allowance for play equipment; 1nr per area

item @ £ 100,000 -

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3A

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

		£
PHASE 3B		
Site Preparation		107,947
Road Construction		976,099
Drainage		293,040
Street Lighting		244,225
Mains Services/Utilities		118,160
Street Furniture		63,380
Landscaping		39,001
Traffic Management		78,000
Main Contractor's Preliminaries, Overheads and Profit	20%	383,970
		<hr/>
HIGHWAY INFRASTRUCTURE COSTS		2,303,822
		<hr/> <hr/>
Green Infrastructure		320,480
Main Contractor's supervision	15%	48,072
		<hr/>
GREEN INFRASTRUCTURE COSTS		368,552
		<hr/> <hr/>
Utilities Reinforcement & Diversions		2,200,000
Main Contractor's supervision	3%	66,000
		<hr/>
UTILITIES INFRASTRUCTURE COSTS		2,266,000
		<hr/> <hr/>
TOTAL COST OF PHASE 3B WORKS		£ 4,938,374
		<hr/> <hr/>



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3B

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
1.288	ha	@	£	1,500	1,932
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
32	nr	@	£	100	3,200
Allowance for ecology works; TPO & hedge protection					
500	m	@	£	50	25,000
Allowance for ecology works; tree removal; say 40nr					
40	nr	@	£	300	12,000
Allowance for ecology works; hedge removal					
1	item	@	£	5,000	5,000
Allowance for protecting/maintaining habitats					
1	item	@	£	10,000	10,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
7931	m3	@	£	5	39,655
Allowance for breaking out rock and alike; say 1% of earthworks area					
79	m3	@	£	40	3,160
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
40	m3	@	£	200	8,000
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					107,947



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3B

				£
<u>Road Construction</u>				
<u>All services, earthworks, storm and foul drainage measured elsewhere.</u>				
<u>Road & Footpath Construction</u>				
Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.				
0	m	@	£	1,055
				-
Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.				
402	m	@	£	1,071
				430,542
Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.				
242	m	@	£	561
				135,762
Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.				
0	m	@	£	630
				-
Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.				
245	m	@	£	525
				128,625
Extra: Allowance for construction junction between existing and new construction				
242	m	@	£	100
				24,200
CARRIED FORWARD £				719,129



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3B

BROUGHT FORWARD £

719,129

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

3	nr	@	£ 3,000	9,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 100,000	100,000
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 20,000	20,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

1	nr	@	£ 95,000	95,000
---	----	---	----------	--------

Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

6	nr	@	£ 1,000	6,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

1,200	m ²	@	£ 20	24,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

66	m ²	@	£ 45	2,970
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TOTAL TO SUMMARY £

976,099



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

					£	
Storm Drainage						
New gullies; including connection into pipework; every 180m2.						
44	nr	@	£	400	17,600	
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...						
3500mm	402	m	@	£	120	48,240
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...						
3500mm	110	m	@	£	100	11,000
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...						
3500mm	11	nr	@	£	3,000	33,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.						
487	m	@			EXCLUDED	
Allowance for modifying existing ironwork; say 4nr per 35m of existing road						
56	nr	@	£	250	14,000	
Connection to existing surface water sewers say all junctions						
2	nr	@	£	5,000	10,000	
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements						
1	nr	@	£	10,000	10,000	
Petrol interceptor; to surface water outfalls						
1	nr	@	£	15,000	15,000	
Hydrobrake system to final manhole prior to discharge into SUD's system						
1	nr	@	£	3,000	3,000	
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.						
		item	@	£	125,000	-
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road						
2	nr	@	£	17,500	35,000	
Allowance for works to existing watercourses						
1	item	@	£	5,000	5,000	
CARRIED FORWARD £					201,840	



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3B

BROUGHT FORWARD £

201,840

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	402	m	@	£	100	40,200
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	110	m	@	£	100	11,000
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm	11	nr	@	£	3,000	33,000
--------	----	----	---	---	-------	--------

Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	487	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	28	nr	@	£	250	7,000
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

293,040



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 3B

Lighting & Traffic Signals

£

Street Lighting

New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side

52	nr	@	£	1,000	52,000
----	----	---	---	-------	--------

Extra: 10m high columns at roundabouts and major junctions

17	nr	@	£	300	5,100
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Street lighting cabling & ducting (loop)

797	m	@	£	25	19,925
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Traffic Lights

Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.

1	nr	@	£	125,000	125,000
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Pedestrian toucan crossing; say every 750m

1	nr	@	£	35,000	35,000
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Others

Allowance for illuminated bollards; 2nr per island

12	nr	@	£	600	7,200
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TOTAL TO SUMMARY £

244,225



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

					£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>					
Allowance for diversions to existing services	1	Item	@		ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	1,046	m	@	£ 25	26,150
LV ; excavating and backfilling trenches; one side to existing and two side to new	1,046	m	@	£ 15	15,690
HV ; excavating and backfilling trenches; one side	644	m	@	£ 15	9,660
Gas; excavating and backfilling trench; one side to existing; two sides to new	1,046	m	@	£ 15	15,690
Water; excavating and backfilling trenches; one side to existing and two sides to new	1,046	m	@	£ 15	15,690
Extra: New chambers; every 75m (LV, HV and telecoms only)	36	nr	@	£ 400	14,400
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	174	m	@	£ 120	20,880
Allowance for service utilities capital payments to Statutory Authorities	1	item	@		ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@		ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

118,160



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

				£
Street Furniture				
Allowance for signage at roundabouts.	1	nr	@	£ 10,000
				10,000
Allowance for signage at major junction traffic lights	1	nr	@	£ 7,500
				7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m	9	nr	@	£ 500
				4,500
Allowance for safety fencing to toucan crossings	1	item	@	INCLUDED
Allowance for safety barriers; say 100m per roundabout.	100	m	@	£ 100
				10,000
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	1046	m	@	£ 30
				31,380

TOTAL TO SUMMARY £

63,380



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

4949	m2	@	£	4	19,796
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Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

31	nr	@	£	500	15,500
----	----	---	---	-----	--------

Allowance for shrub planting; (say 5% of all landscaping areas)

247	m2	@	£	15	3,705
-----	----	---	---	----	-------

TOTAL TO SUMMARY £

39,001



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

39 weeks @ £ 2,000

78,000

TOTAL TO SUMMARY £

78,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

					£
<u>Green Infrastructure</u>					
<u>Area D04; 10,040m2</u>					
Grass seeding; 80%					
8,320	m2	@	£	4	33,280
Shrub Planting; 10%					
1,040	m2	@	£	30	31,200
Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%					
1,040	m2	@	£	150	156,000
Allowance for play equipment; 1nr per area					
1	item	@	£	100,000	100,000

TOTAL TO SUMMARY £

320,480



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 3B

Utilities Reinforcement & Diversions

£

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

Reinforcement - primary sub-station

1 item @

£ 2,200,000

2,200,000

Diversions - MP Gas

1 item @

TO BE
CONFIRMED

Reinforcement - STW

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

2,200,000



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Job No. 25862

CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

		£
PHASE 4A		
Site Preparation		133,900
Road Construction		1,920,915
Drainage		792,800
Street Lighting		356,125
Mains Services/Utilities		307,855
Street Furniture		121,200
Landscaping		91,223
Traffic Management		78,000
Main Contractor's Preliminaries, Overheads and Profit	20%	760,404
HIGHWAY INFRASTRUCTURE COSTS		4,562,422
Green Infrastructure		547,680
Main Contractor's supervision	15%	82,152
GREEN INFRASTRUCTURE COSTS		629,832
Utilities Reinforcement & Diversions		-
Main Contractor's supervision	3%	-
UTILITIES INFRASTRUCTURE COSTS		-
TOTAL COST OF PHASE 4A WORKS		£ 5,192,254



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4A

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
2.890	ha	@	£	1,500	4,335
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
30	nr	@	£	100	3,000
Allowance for ecology works; TPO & hedge protection					
300	m	@	£	50	15,000
Allowance for ecology works; tree removal					
10	nr	@	£	300	3,000
Allowance for ecology works; hedge removal					
1	item	@	£	1,000	1,000
Allowance for protecting/maintaining habitats					
1	item	@	£	3,000	3,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
16329	m3	@	£	5	81,645
Allowance for breaking out rock and alike; say 1% of earthworks area					
163	m3	@	£	40	6,520
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
82	m3	@	£	200	16,400
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					133,900



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4A

£

Road Construction

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0 m @ £ 1,055 -

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

1,445 m @ £ 1,071 1,547,595

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 561 -

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 630 -

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0 m @ £ 525 -

Extra: Allowance for construction junction between existing and new construction

0 m @ £ 100 -

CARRIED FORWARD £

1,547,595



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4A

BROUGHT FORWARD £

1,547,595

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

6	nr	@	£ 3,000	18,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

2	nr	@	£ 100,000	200,000
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 20,000	20,000
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Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

1	nr	@	£ 95,000	95,000
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

9	nr	@	£ 1,000	9,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

1,350	m ²	@	£ 20	27,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

96	m ²	@	£ 45	4,320
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TOTAL TO SUMMARY £

1,920,915



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
91	nr	@	£	400	36,400
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...					
3500mm	1445	m	@	£	120
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
3500mm	410	m	@	£	100
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...					
3500mm	41	nr	@	£	3,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
0	m	@	EXCLUDED		
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
0	nr	@	£	250	-
Connection to existing surface water sewers say all junctions					
5	nr	@	£	5,000	25,000
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls					
1	nr	@	£	15,000	15,000
Hydrobrake system to final manhole prior to discharge into SUD's system					
1	nr	@	£	3,000	3,000
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
	item	@	£	125,000	-
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
3	nr	@	£	17,500	52,500
Allowance for works to existing watercourses					
1	item	@	£	5,000	5,000
CARRIED FORWARD £					484,300



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

BROUGHT FORWARD £

484,300

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	1445	m	@	£	100	144,500
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	410	m	@	£	100	41,000
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm	41	nr	@	£	3,000	123,000
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	0	m	@			EXCLUDED
--------	---	---	---	--	--	----------

Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	0	nr	@	£	250	-
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

792,800



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4A

Lighting & Traffic Signals

£

Street Lighting

New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side

101	nr	@	£	1,000	101,000
-----	----	---	---	-------	---------

Extra: 10m high columns at roundabouts and major junctions

26	nr	@	£	300	7,800
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Street lighting cabling & ducting (loop)

1661	m	@	£	25	41,525
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Traffic Lights

Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.

1	nr	@	£	125,000	125,000
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Pedestrian toucan crossing; say every 750m

2	nr	@	£	35,000	70,000
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Others

Allowance for illuminated bollards; 2nr per island

18	nr	@	£	600	10,800
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TOTAL TO SUMMARY £

356,125



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4A

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	2,890	m	@	£ 25 72,250
LV ; excavating and backfilling trenches; one side to existing and two side to new	2,890	m	@	£ 15 43,350
HV ; excavating and backfilling trenches; one side	1,445	m	@	£ 15 21,675
Gas; excavating and backfilling trench; one side to existing; two sides to new	2,890	m	@	£ 15 43,350
Water; excavating and backfilling trenches; one side to existing and two sides to new	2,890	m	@	£ 15 43,350
Extra: New chambers; every 75m (LV, HV and telecoms only)	96	nr	@	£ 400 38,400
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	379	m	@	£ 120 45,480
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

307,855



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

				£	
Street Furniture					
Allowance for signage at roundabouts.	1	nr	@	£ 10,000	10,000
Allowance for signage at major junction traffic lights	1	nr	@	£ 7,500	7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m	14	nr	@	£ 500	7,000
Allowance for safety fencing to toucan crossings	1	item	@		INCLUDED
Allowance for safety barriers; say 100m per roundabout.	100	m	@	£ 100	10,000
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	2890	m	@	£ 30	86,700

TOTAL TO SUMMARY £

121,200



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PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

12572	m2	@	£	4	50,288
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Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

63	nr	@	£	500	31,500
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Allowance for shrub planting; (say 5% of all landscaping areas)

629	m2	@	£	15	9,435
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TOTAL TO SUMMARY £

91,223



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

39 weeks @ £ 2,000

78,000

TOTAL TO SUMMARY £

78,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

					£
<u>Green Infrastructure</u>					
<u>Area D18,D20; 16,400m2</u>					
Grass seeding; 80%					
13,120	m2	@	£	4	52,480
Shrub Planting; 10%					
1,640	m2	@	£	30	49,200
Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%					
1,640	m2	@	£	150	246,000
Allowance for play equipment; 1nr per area					
2	nr	@	£	100,000	200,000

NOTE: Area C27 and C28 have been excluded from the Green Infrastructure

TOTAL TO SUMMARY £	547,680
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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4A

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

Diversions - MP Gas

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

		£
PHASE 4B		
Site Preparation		117,683
Road Construction		1,392,971
Drainage		641,520
Street Lighting		310,050
Mains Services/Utilities		245,805
Street Furniture		82,560
Landscaping		70,570
Traffic Management		104,000
Main Contractor's Preliminaries, Overheads and Profit	20%	593,032
HIGHWAY INFRASTRUCTURE COSTS		3,558,191
Green Infrastructure		466,760
Main Contractor's supervision	15%	70,014
GREEN INFRASTRUCTURE COSTS		536,774
Utilities Reinforcement & Diversions		500,000
Main Contractor's supervision	3%	15,000
UTILITIES INFRASTRUCTURE COSTS		515,000
TOTAL COST OF PHASE 4B WORKS		£ 4,609,965



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4B

					£
<u>Site Preparation</u>					
Allowance for site preparation including stripping minor vegetation					
2.302	ha	@	£	1,500	3,453
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
10	nr	@	£	100	1,000
Allowance for ecology works; TPO & hedge protection					
300	m	@	£	50	15,000
Allowance for ecology works; tree removal					
10	nr	@	£	300	3,000
Allowance for ecology works; hedge removal					
1	item	@	£	2,000	2,000
Allowance for protecting/maintaining habitats					
1	item	@	£	10,000	10,000
<u>Earthworks</u>					
Allowance for cut/fill requirements across the site. Say 1000mm thick; neutral disposal; all material to remain onsite.					
13006	m3	@	£	5	65,030
Allowance for breaking out rock and alike; say 1% of earthworks area					
130	m3	@	£	40	5,200
Allowance for minor contaminated excavated material; Hazardous; say 0.5% of earthworks area					
65	m3	@	£	200	13,000
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					117,683



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Job No. 25862

CHARD REGENERATION PLAN PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

£

Road Construction

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0 m @ £ 1,055 -

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

1,151 m @ £ 1,071 1,232,721

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 561 -

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 630 -

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0 m @ £ 525 -

Extra: Allowance for construction junction between existing and new construction

0 m @ £ 100 -

CARRIED FORWARD £

1,232,721



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4B

BROUGHT FORWARD £

1,232,721

Road Construction (Continued)

Extra: Junction belmouths to new; every 250m along entire length of distributor road;
5.5m wide roads; 10m long

5	nr	@	£ 3,000	15,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 100,000	100,000
---	----	---	-----------	---------

Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments
and utility ductwork

1	nr	@	£ 20,000	20,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600
capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing
course and kerbs); soft landscaped internally (measured elsewhere)

0	nr	@	£ 95,000	-
---	----	---	----------	---

Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr
per roundabout.

5	nr	@	£ 1,000	5,000
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

900	m ²	@	£ 20	18,000
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

50	m ²	@	£ 45	2,250
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TOTAL TO SUMMARY £

1,392,971



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Job No. 25862

CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
	72	nr	@	£ 400	28,800
Surface water sewer; New 450mm diameter pipes: Depth not exceeding...					
3500mm	1151	m	@	£ 120	138,120
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
3500mm	330	m	@	£ 100	33,000
Manholes; New; 1350mm diameter; every 35m; Depth not exceeding...					
3500mm	33	nr	@	£ 3,000	99,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
	0	m	@		EXCLUDED
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
	0	nr	@	£ 250	-
Connection to existing surface water sewers say all junctions					
	2	nr	@	£ 5,000	10,000
Surface water outfalls to existing SUD's system; say 5nr; including all upgrade requirements					
	1	nr	@	£ 10,000	10,000
Petrol interceptor; to surface water outfalls					
	1	nr	@	£ 15,000	15,000
Hydrobrake system to final manhole prior to discharge into SUD's system					
	1	nr	@	£ 3,000	3,000
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
		item	@	£ 125,000	-
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
	3	nr	@	£ 17,500	52,500
Allowance for works to existing watercourses					
	1	item	@	£ 5,000	5,000
CARRIED FORWARD £					394,420



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4B

BROUGHT FORWARD £

394,420

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	1151	m	@	£	100	115,100
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

3500mm	330	m	@	£	100	33,000
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

3500mm	33	nr	@	£	3,000	99,000
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	0	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	0	nr	@	£	250	-
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

641,520



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Job No. 25862

CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
74	nr	@	£	1,000	74,000
Extra: 10m high columns at roundabouts and major junctions					
13	nr	@	£	300	3,900
Street lighting cabling & ducting (loop)					
1246	m	@	£	25	31,150
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
1	nr	@	£	125,000	125,000
Pedestrian toucan crossing; say every 750m					
2	nr	@	£	35,000	70,000
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
10	nr	@	£	600	6,000
TOTAL TO SUMMARY £					310,050



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 4B

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	2,302	m	@	£ 25 57,550
LV ; excavating and backfilling trenches; one side to existing and two side to new	2,302	m	@	£ 15 34,530
HV ; excavating and backfilling trenches; one side	1,151	m	@	£ 15 17,265
Gas; excavating and backfilling trench; one side to existing; two sides to new	2,302	m	@	£ 15 34,530
Water; excavating and backfilling trenches; one side to existing and two sides to new	2,302	m	@	£ 15 34,530
Extra: New chambers; every 75m (LV, HV and telecoms only)	77	nr	@	£ 400 30,800
Duct provision under roads; concrete surround; 4 x 100mm; every 75m and all road junctions	305	m	@	£ 120 36,600
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

245,805



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

Street Furniture

£

Allowance for signage at roundabouts.	0	nr	@	£	10,000	-
Allowance for signage at major junction traffic lights	1	nr	@	£	7,500	7,500
Allowance for signage; small non-illuminated; say 1nr sign per 100m	12	nr	@	£	500	6,000
Allowance for safety fencing to toucan crossings	1	item	@			INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£	100	-
Allowance for post and rail fencing; both sides of new road construction and one side for existing.	2302	m	@	£	30	69,060

TOTAL TO SUMMARY £

82,560



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

Landscaping

£

Allowance for landscaping; preparation & grass seeding.

(There is a 20m corridor for the road and highway landscaping)

10014	m2	@	£	4	40,055
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Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment

46	nr	@	£	500	23,000
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Allowance for shrub planting; (say 5% of all landscaping areas)

501	m2	@	£	15	7,515
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TOTAL TO SUMMARY £

70,570



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

Traffic Management

£

Allowance for traffic management; minor requirements at junction with existing roads

52 weeks @ £ 2,000

104,000

TOTAL TO SUMMARY £

104,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

					£
<u>Green Infrastructure</u>					
<u>Area B24; 17,300m2</u>					
Grass seeding; 80%					
13,840	m2	@	£	4	55,360
Shrub Planting; 10%					
1,730	m2	@	£	30	51,900
Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%					
1,730	m2	@	£	150	259,500
Allowance for play equipment; 1nr per area					
1	item	@	£	100,000	100,000

NOTE: Area B23 has been excluded from the Green Infrastructure

TOTAL TO SUMMARY £	466,760
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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 4B

Utilities Reinforcement & Diversions

£

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

Diversion - bury 33kV OVL

1 item @

£ 500,000

500,000

Diversions - MP Gas

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

500,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

		£
PHASE 5 NORTH - GROWTH AREA		
Site Preparation		36,765
Road Construction		701,795
Drainage		235,720
Street Lighting		79,750
Mains Services/Utilities		122,185
Street Furniture		3,000
Landscaping		44,160
Traffic Management		10,400
Main Contractor's Preliminaries, Overheads and Profit	20%	246,755
HIGHWAY INFRASTRUCTURE COSTS		1,480,530
Green Infrastructure		-
Main Contractor's supervision	15%	-
GREEN INFRASTRUCTURE COSTS		-
Utilities Reinforcement & Diversions		-
Main Contractor's supervision	3%	-
UTILITIES INFRASTRUCTURE COSTS		-
TOTAL COST OF THE NORTH DEVELOPMENT SITE		£ 1,480,530



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

					£
Site Preparation					
Allowance for site preparation including stripping minor vegetation					
2.220	ha	@	£	1,500	3,330
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
0	nr	@	£	100	-
Allowance for ecology works; TPO & hedge protection					
200	m	@	£	50	10,000
Allowance for ecology works; tree removal					
2	nr	@	£	300	600
Allowance for ecology works; hedge removal					
1	item	@	£	2,000	2,000
Allowance for protecting/maintaining habitats					
1	item	@	£	5,000	5,000
Earthworks					
Allowance for cut/fill requirements across the site. Say 500mm thick; neutral disposal; all material to remain onsite.					
2935	m3	@	£	5	14,675
Allowance for breaking out rock and alike; say 1% of earthworks area					
29	m3	@	£	40	1,160
Allowance for minor contaminated excavated material					
	m3	@	£	200	EXCLUDED
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					36,765



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

£

Road Construction

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

587 m @ £ 1,055 619,285

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0 m @ £ 1,071 -

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 561 -

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0 m @ £ 630 -

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0 m @ £ 525 -

Extra: Allowance for construction junction between existing and new construction

0 m @ £ 100 -

CARRIED FORWARD £

619,285



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

BROUGHT FORWARD £

619,285

Road Construction (Continued)

Extra: Junction belmouths to new; 1nr per plot; 5.5m wide roads; 10m long

13	nr	@	£ 3,000	39,000
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Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments and utility ductwork

0	nr	@	£ 100,000	-
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Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments and utility ductwork

2	nr	@	£ 20,000	40,000
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Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); soft landscaped internally (measured elsewhere)

0	nr	@	£ 95,000	-
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr per roundabout.

nr	@	£ 1,000	EXCLUDED
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

0	m ²	@	£ 20	-
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

78	m ²	@	£ 45	3,510
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TOTAL TO SUMMARY £

701,795



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
33	nr	@	£	400	13,200
Surface water sewer; New 300mm diameter pipes: Depth not exceeding...					
2500mm	587	m	@	£	90
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
2500mm	170	m	@	£	90
Manholes; New; 1200mm diameter; every 35m; Depth not exceeding...					
2500mm	17	nr	@	£	2,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
0	m	@	EXCLUDED		
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
0	nr	@	£	250	-
Connection to existing surface water sewers say all junctions					
2	nr	@	£	5,000	10,000
Surface water outfalls to existing SUD's system; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls					
	nr	@	£	15,000	EXCLUDED
Hydrobrake system to final manhole prior to discharge into SUD's system					
0	nr	@	£	3,000	EXCLUDED
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
	item	@	£	125,000	EXCLUDED
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
	nr	@	£	17,500	EXCLUDED
Allowance for works to existing watercourses					
1	item	@	£	10,000	10,000
CARRIED FORWARD £					145,330



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

BROUGHT FORWARD £

145,330

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

2500mm	587	m	@	£	70	41,090
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

2500mm	170	m	@	£	70	11,900
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

2500mm	17	nr	@	£	2,200	37,400
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	0	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	0	nr	@	£	250	-
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

235,720



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
61	nr	@	£	1,000	61,000
Extra: 10m high columns at roundabouts and major junctions					
0	nr	@	£	300	-
Street lighting cabling & ducting (loop)					
750	m	@	£	25	18,750
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
	nr	@	£	125,000	EXCLUDED
Pedestrian toucan crossing					
	nr	@	£	35,000	EXCLUDED
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
0	nr	@	£	600	-
TOTAL TO SUMMARY £					79,750



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	1,174	m	@	£ 25 29,350
LV ; excavating and backfilling trenches; one side to existing and two side to new	1,174	m	@	£ 15 17,610
HV ; excavating and backfilling trenches; one side	587	m	@	£ 15 8,805
Gas; excavating and backfilling trench; one side to existing; two sides to new	1,174	m	@	£ 15 17,610
Water; excavating and backfilling trenches; one side to existing and two sides to new	1,174	m	@	£ 15 17,610
Extra: New chambers; every 75m (LV, HV and telecoms only)	39	nr	@	£ 400 15,600
Duct provision under roads; concrete surround; 2 x 100mm; every 75m and all road junctions	312	m	@	£ 50 15,600
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

122,185



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

				£	
<u>Street Furniture</u>					
Allowance for signage at roundabouts.	0	nr	@	£ 10,000	-
Allowance for signage at major junction traffic lights	0	nr	@	£ 7,500	-
Allowance for signage; small non-illuminated; say 1nr sign per 100m	6	nr	@	£ 500	3,000
Allowance for safety fencing to toucan crossings	1	item	@		INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£ 100	-
Allowance for post and rail fencing; both sides of new road construction and one side for existing.		m	@	£ 30	EXCLUDED

TOTAL TO SUMMARY £

3,000



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

				£
Landscaping				
Allowance for landscaping; preparation & grass seeding.				
16330	m2	@	£ 2	32,660
Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment				
23	nr	@	£ 500	11,500
Allowance for shrub planting				
	m2	@	£ 15	EXCLUDED

TOTAL TO SUMMARY £

44,160



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

				£
<u>Traffic Management</u>				
Allowance for traffic management; minor requirements at junction with existing roads				
52	weeks	@	£ 200	10,400

TOTAL TO SUMMARY £

10,400



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

£

Green Infrastructure

None required

TOTAL TO SUMMARY £

-



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 NORTH - GROWTH AREA

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

-
=====



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

		£
PHASE 5 SOUTH WEST - GROWTH AREA		
Site Preparation		64,967
Road Construction		1,314,244
Drainage		372,860
Street Lighting		146,100
Mains Services/Utilities		232,110
Street Furniture		6,500
Landscaping		29,448
Traffic Management		7,800
Main Contractor's Preliminaries, Overheads and Profit	20%	434,806
HIGHWAY INFRASTRUCTURE COSTS		2,608,835
Green Infrastructure		290,800
Main Contractor's supervision	15%	43,620
GREEN INFRASTRUCTURE COSTS		334,420
Utilities Reinforcement & Diversions		-
Main Contractor's supervision	3%	-
UTILITIES INFRASTRUCTURE COSTS		-
TOTAL COST OF THE WEST DEVELOPMENT SITE		£ 2,943,255



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

					£
Site Preparation					
Allowance for site preparation including stripping minor vegetation					
1.738	ha	@	£	1,500	2,607
Allowance for taking down redundant traffic light and alike; say 10nr per major junction and roundabouts; 1nr per 20m of existing road.					
19	nr	@	£	100	1,900
Allowance for ecology works; TPO & hedge protection					
200	m	@	£	50	10,000
Allowance for ecology works; tree removal					
4	nr	@	£	300	1,200
Allowance for ecology works; hedge removal					
1	item	@	£	2,000	2,000
Allowance for protecting/maintaining habitats					
1	item	@	£	5,000	5,000
Earthworks					
Allowance for cut/fill requirements across the site. Say 500mm thick; neutral disposal; all material to remain onsite.					
7828	m3	@	£	5	39,140
Allowance for breaking out rock and alike; say 1% of earthworks area					
78	m3	@	£	40	3,120
Allowance for minor contaminated excavated material					
	m3	@	£	200	EXCLUDED
Allowance for demolition/ site remediation					
1	item	@			EXCLUDED
Allowance for grubbing up existing redundant services and drainage					
1	item	@			EXCLUDED
Allowance for grubbing up existing hardstanding areas					
	m2	@	£	20	EXCLUDED
TOTAL TO SUMMARY £					64,967



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

Road Construction

£

All services, earthworks, storm and foul drainage measured elsewhere.

Road & Footpath Construction

Primary road; New; 6.7m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

0	m	@	£	1,055	-
---	---	---	---	-------	---

Primary road; New; 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; standard specification.

911	m	@	£	1,071	975,681
-----	---	---	---	-------	---------

Primary road; Upgraded existing from 4.5m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 7.3m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

383	m	@	£	561	214,863
-----	---	---	---	-----	---------

Primary road; Upgraded existing from 7.3m wide; assume 1 x 2m footpath remains as existing; surface renewal only to existing; 20% edgings kerbs replaced. Overall - 10.0m road (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); 2 x 2m cycleway; preparation; excavation and disposal offsite; removal of existing hardstandings measured elsewhere; standard specification.

0	m	@	£	630	-
---	---	---	---	-----	---

Primary Road; Plane and resurface wearing course to existing roads & footpaths including replacement of 20% kerbs & edgings.

0	m	@	£	525	-
---	---	---	---	-----	---

Extra: Allowance for construction junction between existing and new construction

383	m	@	£	100	38,300
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CARRIED FORWARD £

1,228,844



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

BROUGHT FORWARD £

1,228,844

Road Construction (Continued)

Extra: Junction belmouths to new; 1nr per plot; 5.5m wide roads; 10m long

20	nr	@	£ 3,000	60,000
----	----	---	---------	--------

Extra: Major junction upgrades to existing roads; as shown; surfacing, minor alignments and utility ductwork

0	nr	@	£ 100,000	-
---	----	---	-----------	---

Extra: Minor junction upgrades to existing roads; as shown; surfacing, minor alignments and utility ductwork

1	nr	@	£ 20,000	20,000
---	----	---	----------	--------

Extra: Roundabout; 3 arms; say 40m diameter; 7.3m wide lanes; (Construction: 600 capping; 175mm Type 1; 190mm road base; 55mm base course; 45mm HRA wearing course and kerbs); soft landscaped internally (measured elsewhere)

0	nr	@	£ 95,000	-
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Extra: Pedestrian Islands; say 10m² per island; every 250m per m road length and 3nr per roundabout.

nr	@	£ 1,000	EXCLUDED
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Anti skid dressing to carriageway finish; roundabouts and traffic lights approaches only

0	m ²	@	£ 20	-
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Tactile Paving; 400 x 400mm; bedded on 30mm concrete; various widths

120	m ²	@	£ 45	5,400
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TOTAL TO SUMMARY £

1,314,244



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

					£
Storm Drainage					
New gullies; including connection into pipework; every 180m2.					
87	nr	@	£	400	34,800
Surface water sewer; New 300mm diameter pipes: Depth not exceeding...					
2500mm 911	m	@	£	90	81,990
Surface water sewer; Spur drainage; 10m per manhole; 300mm diameter pipes: Depth not exceeding...					
2500mm 260	m	@	£	90	23,400
Manholes; New; 1200mm diameter; every 35m; Depth not exceeding...					
2500mm 26	nr	@	£	2,000	52,000
Existing surface water sewer; pipework assumed capacity is sufficient and no works required.					
383	m	@			EXCLUDED
Allowance for modifying existing ironwork; say 4nr per 35m of existing road					
44	nr	@	£	250	11,000
Connection to existing surface water sewers say all junctions					
1	nr	@	£	5,000	5,000
Surface water outfalls to existing SUD's system; including all upgrade requirements					
1	nr	@	£	10,000	10,000
Petrol interceptor; to surface water outfalls					
	nr	@	£	15,000	EXCLUDED
Hydrobrake system to final manhole prior to discharge into SUD's system					
0	nr	@	£	3,000	EXCLUDED
Priority culvert beneath the road; say 15m length in total; 2 x 2500m culverts; brickwork faced; safety barriers and alike.					
	item	@	£	125,000	EXCLUDED
Allowance for diverting existing watercourses beneath the road; say 15m length in total; 750mm pipework including headwalls, safety barriers and alike. Say 1nr per 500m of new road					
	nr	@	£	17,500	EXCLUDED
Allowance for works to existing watercourses					
1	item	@	£	10,000	10,000
CARRIED FORWARD £					228,190



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**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

BROUGHT FORWARD £

228,190

Foul Drainage

Carrier drain: New; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

2500mm	911	m	@	£	70	63,770
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Carrier drain: Spur drainage; 225mm diameter pipes; granular bed & surround; backfilling with granular. Depth not exceeding...

2500mm	260	m	@	£	70	18,200
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Manholes; 1350mm diameter; every 35m; Depth not exceeding...

2500mm	26	nr	@	£	2,200	57,200
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Existing foul water sewer; pipework assumed capacity is sufficient and no works required.

3500mm	383	m	@			EXCLUDED
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Allowance for modifying existing ironwork; say 2nr per 35m of existing road

	22	nr	@	£	250	5,500
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Pumping station

	1	nr	@			EXCLUDED
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Rising Main; HDPE; 180mm; backfilling with granular. Depth not exceeding...

2500mm		m	@	£	150	EXCLUDED
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NOTE: All drainage assumed.

TOTAL TO SUMMARY £

372,860



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

					£
<u>Lighting & Traffic Signals</u>					
<u>Street Lighting</u>					
New 8m high lighting column; urbis 150w AON-T+; including base and connection to street lighting wiring and ducting (measured elsewhere); Assume every 20m one side					
108	nr	@	£	1,000	108,000
Extra: 10m high columns at roundabouts and major junctions					
0	nr	@	£	300	-
Street lighting cabling & ducting (loop)					
1524	m	@	£	25	38,100
<u>Traffic Lights</u>					
Major junctions; 4 way junction including all signalling works; junction boxes, MOVA requirements.					
	nr	@	£	125,000	EXCLUDED
Pedestrian toucan crossing					
	nr	@	£	35,000	EXCLUDED
<u>Others</u>					
Allowance for illuminated bollards; 2nr per island					
0	nr	@	£	600	-
TOTAL TO SUMMARY £					146,100



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Job No. 25862

**CHARD REGENERATION PLAN
PHASED COST PLAN**

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

				£
<u>Mains Services and Utilities (BWIC only, no capital payment)</u>				
Allowance for diversions to existing services	1	Item	@	ELSEWHERE
Telecoms; 4 way BT ducts (free issue); one side to existing; two side to new	2,205	m	@	£ 25 55,125
LV ; excavating and backfilling trenches; one side to existing and two side to new	2,205	m	@	£ 15 33,075
HV ; excavating and backfilling trenches; one side	1,294	m	@	£ 15 19,410
Gas; excavating and backfilling trench; one side to existing; two sides to new	2,205	m	@	£ 15 33,075
Water; excavating and backfilling trenches; one side to existing and two sides to new	2,205	m	@	£ 15 33,075
Extra: New chambers; every 75m (LV, HV and telecoms only)	76	nr	@	£ 400 30,400
Duct provision under roads; concrete surround; 2 x 100mm; every 75m and all road junctions	559	m	@	£ 50 27,950
Allowance for service utilities capital payments to Statutory Authorities	1	item	@	ELSEWHERE
Allowance for main contractors supervision of Statutory Authorities		%	@	ELSEWHERE

NOTE: All utilities assumed.

TOTAL TO SUMMARY £

232,110



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CHARD REGENERATION PLAN
PHASED COST PLAN

Issued: 21 July 2010

PHASE 5 SOUTH WEST - GROWTH AREA

				£	
<u>Street Furniture</u>					
Allowance for signage at roundabouts.	0	nr	@	£ 10,000	-
Allowance for signage at major junction traffic lights	0	nr	@	£ 7,500	-
Allowance for signage; small non-illuminated; say 1nr sign per 100m	13	nr	@	£ 500	6,500
Allowance for safety fencing to toucan crossings	1	item	@		INCLUDED
Allowance for safety barriers; say 100m per roundabout.	0	m	@	£ 100	-
Allowance for post and rail fencing; both sides of new road construction and one side for existing.		m	@	£ 30	EXCLUDED

TOTAL TO SUMMARY £

6,500



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PHASE 5 SOUTH WEST - GROWTH AREA

				£
Landscaping				
Allowance for landscaping; preparation & grass seeding.				
1724	m2	@	£ 2	3,448
Allowance for tree planting; say 5nr per roundabout and 1nr per 25m of new road; within soft landscaped area; minimal containment				
52	nr	@	£ 500	26,000
Allowance for shrub planting				
	m2	@	£ 15	EXCLUDED

TOTAL TO SUMMARY £

29,448



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PHASE 5 SOUTH WEST - GROWTH AREA

				£
<u>Traffic Management</u>				
Allowance for traffic management; minor requirements at junction with existing roads				
39	weeks	@	£ 200	7,800

TOTAL TO SUMMARY £ 7,800



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PHASE 5 SOUTH WEST - GROWTH AREA

					£
<u>Green Infrastructure</u>					
<u>Area E08; 9,000m2</u>					
Grass seeding; 80%					
7,200	m2	@	£	4	28,800
Shrub Planting; 10%					
900	m2	@	£	30	27,000
Hard landscaping including provision for footpath lighting, drainage and street furniture; 10%					
900	m2	@	£	150	135,000
Allowance for play equipment; 1nr per area					
1	item	@	£	100,000	100,000

TOTAL TO SUMMARY £

290,800



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PHASE 5 SOUTH WEST - GROWTH AREA

£

Utilities Reinforcement & Diversions

Minor diversions & alterations

1 item @

TO BE
CONFIRMED

TOTAL TO SUMMARY £

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