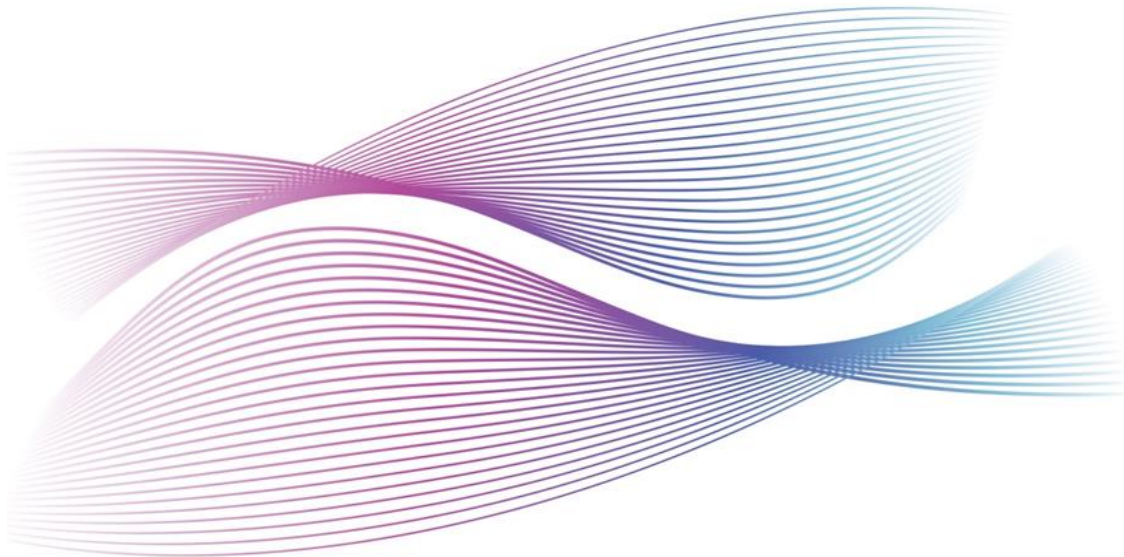


CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

JOB NR: 2020-083



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CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

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Contents

Purpose of Report / Scope Definition

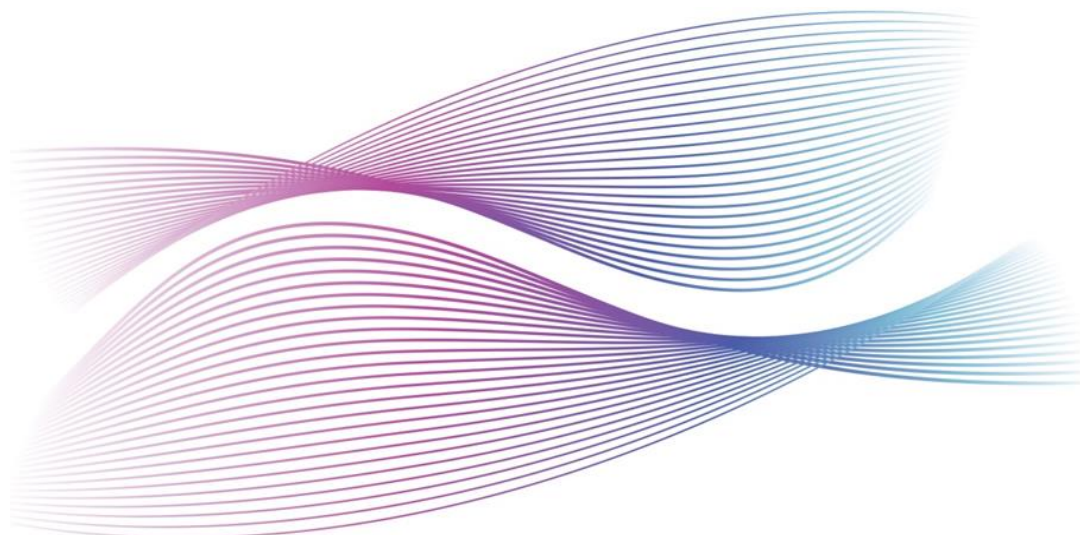
Drawings

Exclusions and Assumptions

Summary

Elemental Breakdown of Costs

Prepared
by REB
Comp
by LH



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CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

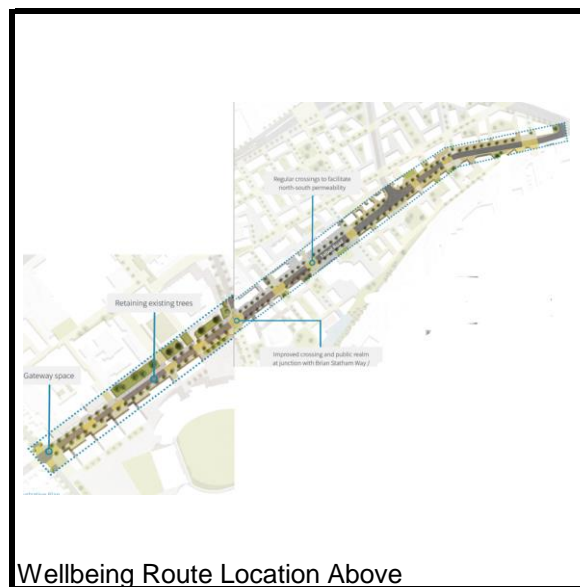
COST PLAN No. 1 - REV C (NOVEMBER 2020)

Purpose of Report

RBA have been approached to carry out High Level Feasibility Costs in relation to highways, infrastructure and drainage upgrades required to support future development within the Trafford Master Plan Area

In respect of scope, we have now been advised of additional works to be considered in this study. The works for this study are strictly limited to:-

- upgraded hard and soft landscaping works to Brian Statham Way and Warwick Road (identified as the "processional route" - location plan and extents below)
- reconfiguration works to approx 1,125 linear metres of Talbot Road so as to form narrowed carriageways, cycleways and wider footpaths between Grey Stone Road and Chester Road



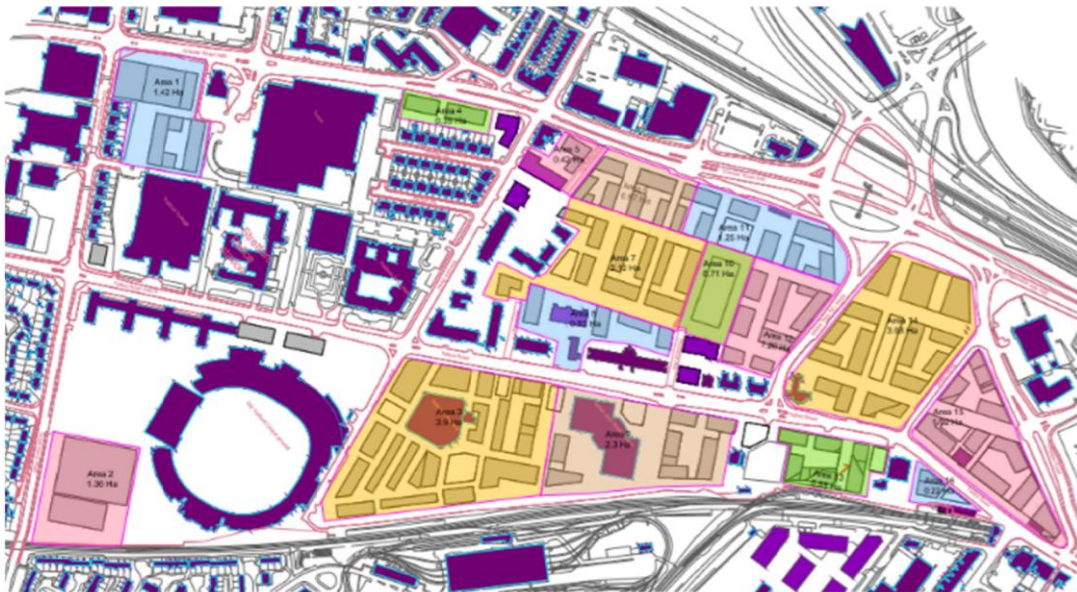
- Statutory Services upgrades and reinforcement to the area (as defined in Utility Connections' Desktop Assessment document)

CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

- Foul and surface water drainage installations to zones noted 1-16 on the plan below:-



Drawings Used for this Feasibility Study

Planit IE Limited - Red Rose Stand Option (Prefix 2262-VW):-

Red Rose Stand Option (Prefix 2262-VW-001

001 Landscape GA

Rev P06

Booth King Partnership (Prefix 13853):-

500 P1 Surface Water Drainage (Sheet 1 of 5)

501 P1 Surface Water Drainage (Sheet 2 of 5)

502 P1 Surface Water Drainage (Sheet 3 of 5)

503 P1 Surface Water Drainage (Sheet 4 of 5)

504 P1 Surface Water Drainage (Sheet 5 of 5)

CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

510 P1 Foul Water Drainage (Sheet 1 of 5)

511 P1 Foul Water Drainage (Sheet 2 of 5)

512 P1 Foul Water Drainage (Sheet 3 of 5)

513 P1 Foul Water Drainage (Sheet 4 of 5)

514 P1 Foul Water Drainage (Sheet 5 of 5)

900 P2 Site Boundary & Road Layout

- Booth King Partnership - Trafford Civic Quarter Constraints Report

*(note - Constraints Report contains items relating to likely requirements in respect of remediation, earthworks and site/cut/fill, demolitions, abandonments, retaining walls, and the like, but **works contained in this study are limited solely to drainage works** (it is assumed that all other items would be "plot specific" costs borne by individual developers as works are progressed.*

Utility Connections:-

- Utility Destop Assessment

CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

Feasibility Guidelines

Feasibility study is prepared from limited information and this document should serve as a guide to likely magnitude only.

Exclusions - Generally - Applicable to All Works

- 1 VAT.
- 2 Finance Charges.
- 3 **Increased Costs/ Inflation (no allowances made for works being carried out in multiple small sections - as this is "unquantifiable" at this juncture)**
- 4 Planning & Building Regulation Charges, and other commuted sums.
- 5 Modifications and re-alignment of highways (save for new entrances, which will be plot specific by the respective developer)
- 6 Working with or disposal of contaminated material
- 7 Fees (over and above notional allowances where noted in the body of the report)
- 8 Plot specific works
- 9 Cut and Fill and other earthworks and other site remediation
- 10 Retaining walls (removal, working around or reconstructing)
- 11 Plot specific drainage - assumed circa 33% by future developer (this assessment is notional, pending confirmation from Client/BKP)
- 12 Statutory services costs/ enquiries are generally only current for 60 days. Costs subject to review thereafter.
- 13 No detailed specifications provided to date - all costs based on benchmark details provided by Planit. Should a higher proportion of natural materials be required we would suggest a premium of circa 10 - 15% be added to the blended/composite external rate

Exclusions - Drainage Specific

- 1 Bypass interceptors
- 2 Petrol interceptors
- 3 Forecourt separators
- 4 Grease traps
- 5 Tanked storage and attenuation tanks/ oversized pipes (assumed installed specific to plot development)
- 6 Adoption costs
- 7 SUDS drainage - assumed plot specific where possible
- 8 Re-use of existing pipework (some elements of White City retail may have relatively new pipework?)
- 9 Working adjacent Railtrack or Metrolink sites/ equipment and associated permissions etc
- 10 Grouting up redundant pipework, abandonments or diversions noted in BKP report
- 11 Surface water attenuation (assumed all plot specific works by future developers)
- 12 All works scaled from BKP drawings (no detailed dimensions available)

Exclusions - Processional Route Works Specific (Brian Statham Way)

- 1 Works to modify or re-align junction with existing highway (Talbot Road)
- 2 Enhanced specifications (assumed light vehicles only likely to traffic new pavings)
- 3 Works to existing tramstop demise, in terms of signage, fencing, pavings, lighting etc etc
- 4 Additional traffic management and or barriers etc as a result of match days etc at cricket ground
- 5 Timber or signwritten hoardings/ fencing - assuming metal panel system only with foam applied

CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY COST PLAN No. 1 - REV C (NOVEMBER 2020)

Feasibility Guidelines

Feasibility study is prepared from limited information and this document should serve as a guide to likely magnitude only.

Exclusions - Generally - Applicable to All Works

- 6 Works to existing traffic light signals and crossings
- 7 Rigid sub-bases (it is assumed that paving specified is laid on granular sub base and sand bed only)
- 8 Based on notional area of full BSW extent, excluding squares projecting into K site
- 9 New drainage infrastructure generally - assuming all carrier drains in good order to receive new pipework from channels and gulleys etc, and that retained sub-base can be used as storage drain
- 10 Urban tree soil and feature/bespoke tree grilles etc

Exclusions - Wellbeing Route Works Specific

- 1 Wholesale re-alignment of Talbot Road (assuming road can be retained and re-lined with localised tie ins only)
- 2 Replacement of signals etc (assuming existing lights can be retained and reprogrammed to suit)
- 3 Works beyond 1,225lm curtilage shown on Planit proposals.
- 4 Rigid sub-bases to footpaths or cycleways
- 5 New drainage installations - assumes existing carrier drains can be retained and new gully connections installed.
- 6 Urban tree soil and feature/bespoke tree grilles
- 7 Mature trees (assuming young stock installed at day 1)
- 8 Additional traffic management and or barriers etc as a result of match days etc at cricket ground
- 9 Junctions into K site and others

Assumptions

- 1 The Works have been priced at current day prices based on a competitive tender, to contractors actively seeking work of this nature. (but not necessarily contained on Trafford CC approved frameworks/ contractor lists)

CIVIC QUARTER INFRASTRUCTURE WORKS TRAFFORD

HIGH LEVEL FEASIBILITY STUDY COST PLAN No. 1 - REV C (NOVEMBER 2020)

JOB NR: 2020-083

Trafford Civic Quarter

Hard and Soft Landscaping - Brian Statham Way / Processional Route (based on Planit "Red Rose" scheme)	£	1,877,000.00
Hard and Soft Landscaping - Warwick Road (as advised November 2020)- Processional Route (no drawn information available)	£	1,172,000.00
Reconfiguration Works - Talbot Road - based on high level Planit schematic proposals prepared for K Site. Based on 1,225lm. (Grey Stone Road to Chester Road)	£	7,456,000.00
Foul Water & Surface Water Drainage	£	5,308,000.00
Statutory Services	£	9,776,000.00

TOTAL CURRENT DAY (4Q20) COSTS (SEE EXCLUSIONS NOTES INCLUDED HEREIN)	£	25,589,000.00
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Note - bench mark specifications are based on Planit indicative specifications and details contained on Red Rose option of BSW proposals. If the final proposals require a variation in specification to increase the proportion of natural pavings we would suggest a premium of circa 10 - 15% of the blended rate currently applied.

REMODELLING OF BRIAN STATHAM WAY TRAFFORD

FEASIBILITY COST PLAN COST PLAN No. 1 - REV A

RED ROSE STAND OPTION

JOB NR: 2019-038

Trafford Masterplan Brian Statham Way

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Rate</u>	<u>Total (Red Rose Stand Option)</u>
Site Area (Red Line)	2,792	m2		
	0.69	acres		
<u>Site Prep</u>				
<u>Excavating & Filling</u>				
Breaking up;				
Macadam; roads and pavings	2792	m2	£ 5.00	£ 13,960.00
Concrete kerbs & edgings	1	Allow	£ 1,500.00	£ 1,500.00
Removing; Street furniture etc				
Signage, bollards, trees. Columns etc etc	1	Allow	£ 2,000.00	£ 2,000.00
<u>Excavating:</u>				
Reduce levels of existing pavements	1256	m3	£ 2.00	£ 2,512.80
Disposal of arisings	1256	m3	£ 35.00	£ 43,974.00
<u>Hard Landscaping</u>				
<u>Paving</u>				
<u>Pavings</u>				
Permeable - natural aggregate concrete blocks (100 thick) (Hardscape or similar)	2416	m2	£ 120.00	£ 289,920.00
Hot rolled asphalt	285	m2	£ 60.00	£ 17,100.00
<u>Kerbs / Edgings</u>				
Conservation kerbs - incl excavation	130	m	£ 60.00	£ 7,800.00
EO transition - allow 6nr	6	Nr	£ 100.00	£ 600.00
<u>Drainage (no layout)</u>				
Assume no positive drainage required - permeable pavings or landscape indicated to full area				excluded
<u>Soft Landscaping</u>				
Tree Pits & load bearing cell system (15m3 of cell per tree)	8	Nr	£ 5,250.00	£ 42,000.00
Arboroculture works to retained trees	1	Allow	£ 2,000.00	£ 2,000.00
Semi-mature Tree; 7-9m tall (provisional pending species)	8	Nr	£ 4,000.00	£ 32,000.00
Ornamental planting	91	m2	£ 50.00	£ 4,550.00
Rain garden planting? - Prov pending details	50	m2	£ 100.00	£ 5,000.00
<u>Street Furniture</u>				
Fixed Bollards (Stainless steel TBC)	0	Nr	£ 500.00	none shown
Drop Bollards (stainless steel TBC)	0	Nr	£ 1,000.00	none shown
Lighting Columns (9-12m tall)	4	Nr	£ 5,000.00	£ 20,000.00
Feature walk on lighting	0	Allow	£ 15,000.00	none shown
Electrical supplies and ducting allowance	1	Allow	£ 10,000.00	£ 10,000.00
Circular Seating	0	Nr	£ 5,000.00	none shown
1/2 Circular Seating	0	Nr	£ 4,000.00	none shown
Linear Seating	5	Nr	£ 3,000.00	£ 15,000.00
Raised Steel planter	2	Nr	£ 10,000.00	£ 20,000.00

Cycle Stands (Corten)	0 Nr	£ 350.00		none shown
Allowance for Entrance feature (tbc)	0 Prov	£ 15,000.00		none shown
Measured Works - Sub Total				£ 530,000.00
Prelims	15% of measured works		£	80,000.00
Allowance for specific phasing	1 Prov			excluded
Allowance for traffic/pedestrian management	1 Allow	£ 17,500.00	£	17,500.00
Allowance for working around existing services - excluded - assumed diverted/ relocated by others)	1 Allow			excluded
Add - Overheads and Profit	7.50% of the above		£	47,000.00
Add - Design Contingency/ Risk Pot	1.50% of the above		£	10,000.00
Total Current Day Construction Costs (exc Fees)				£ 685,000.00
Professional Fees	8.00% of the above		£	55,000.00
S278 Technical Approvals/ Fees	7.50% of the above		£	51,000.00
Total Current Day Construction Costs (inc Fees)				£ 791,000.00
	blended rate based on	2,792 m2 area	£	283.31
Pro-rata for full extent of BSW (excluding square that extends into K Site)	based on	6381 m2 area	£	1,808,000.00
Fixed Bollards (Spec TBC)	30 Nr	£ 500.00	£	15,000.00
Drop Bollards (Spec TBC)	6 Nr	£ 1,000.00	£	6,000.00
Other street furniture (extent tbc)	1 allow	£ 20,000.00	£	20,000.00
Allowance for Entrance feature (tbc)	1 Prov	£ 15,000.00	£	15,000.00
Additional Prelims	15% of	£ 56,000.00	£	8,400.00
OH&P and Contingency on additional items	9% of	£ 56,000.00	£	5,040.00
Total Current Day Construction Costs (inc Fees) for full extent of BSW				£ 1,877,440.00
	blended rate based on	6,381 m2 area	£	294.22

REMODELLING OF BRIAN STATHAM WAY
TRAFFORD

FEASIBILITY COST PLAN
COST PLAN No. 1 - REV A

RED ROSE STAND OPTION

JOB NR: 2019-038

Trafford Masterplan
Warwick Road

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Rate</u>	<u>Total (Red Rose Stand Option)</u>
Site Area (Red Line) (assumed - no detailed plans available) - assumed 310m x 12m average width	3,720	m2		
	0.92	acres		
Generally				
Site area (Rate applied from BSW measure, based on Red Rose Stand specifications and rates contained earlier herein)	3,720	m2	£ 295.00	£ 1,097,400.00
Works to junction - Warwick Road leg of Chester Road junction only - Provisional Allowance	1	allow	£ 75,000.00	£ 75,000.00
Total Current Day Construction Costs (inc Fees)				£ 1,172,400.00

REMODELLING OF BRIAN STATHAM WAY TRAFFORD

FEASIBILITY COST PLAN COST PLAN No. 1 - REV A

JOB NR: 2019-038

Trafford K Masterplan Talbot Road Improvements

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Allowance for works associated with the existing highway. (carriageway reduced, parking bays and new footpath/ cycleways installed each side). No material spec available	1225	Im	£ 3,000.00	£ 3,675,000.00
Allowance for minor junction reconfiguration / signalling adjustments. (assumed not required at each existing junction)	1	Nr	£ 150,000.00	£ 150,000.00
Allowance for new pedestrian crossings/ islands etc, say 4Nr (not specifically detailed on plans, but noted)	4	Nr	£ 100,000.00	£ 400,000.00
Allowance for traffic/ pedestrian management	20%	of	£ 4,225,000.00	£ 845,000.00
Measured Works - Sub Total				£ 5,070,000.00
Prelims	15% of measured works			£ 761,000.00
Allowance for specific phasing	1 Prov			excluded
Allowance for traffic/pedestrian management				inc above
Allowance for working around existing services - excluded - assumed services unaffected by works at surface level)	1 Allow			excluded
Add - Overheads and Profit	7.50% of the above			£ 437,000.00
Add - Design Contingency/ Risk Pot	3.00% of the above			£ 188,000.00
Total Current Day Construction Costs (exc Fees)				£ 6,456,000.00
Professional Fees	8.00% of the above			£ 516,000.00
S278 Technical Approvals/ Fees	7.50% of the above			£ 484,000.00
Total Current Day Construction Costs (inc Fees)				£ 7,456,000.00

CIVIC QUARTER INFRASTRUCTURE WORKS

TRAFFORD

HIGH LEVEL FEASIBILITY STUDY

COST PLAN No. 1 - REV C (NOVEMBER 2020)

JOB NR: 2020-083

Trafford Civic Quarter

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Rate</u>		<u>Total</u>
<u>Foul Water Drainage</u>					
225dia pipework - ave 2.50m deep					
sheet 5 of 5	2099	lm	£	150.00	£ 314,850.00
sheet 4 of 5	1576	lm	£	150.00	£ 236,400.00
sheet 1 of 5	1494	lm	£	150.00	£ 224,100.00
sheet 2 of 5	516	lm	£	150.00	£ 77,400.00
sheet 3 of 5	385	lm	£	150.00	£ 57,750.00
1350dia manholes					
sheet 5 of 5	82	Nr	£	3,500.00	£ 287,000.00
sheet 4 of 5	52	Nr	£	3,500.00	£ 182,000.00
sheet 1 of 5	57	Nr	£	3,500.00	£ 199,500.00
sheet 2 of 5	15	Nr	£	3,500.00	£ 52,500.00
sheet 3 of 5	7	Nr	£	3,500.00	£ 24,500.00
Notional adjustment for drainage to be installed by developer	0%	of	£	803,250.00	adjustment made in measure (obvious "plot specific works" not included in the foregoing measure)
<u>Surface Water Drainage (typically not exceeding 2m deep)</u>					
225dia pipework - ave 2.50m deep					
225dia pipework - ave 2.50m deep	4110	lm	£	150.00	£ 616,500.00
300dia pipework - ave 2.50m deep	2941	lm	£	185.00	£ 544,085.00
375dia pipework - ave 2.50m deep	938	lm	£	235.00	£ 220,430.00
450dia pipework - ave 2.50m deep	185	lm	£	275.00	£ 50,875.00
1350dia manholes					
1350dia manholes	134	Nr	£	3,500.00	£ 469,000.00
1500dia manholes					
1500dia manholes	96	Nr	£	4,500.00	£ 432,000.00
1800dia manholes					
1800dia manholes	31	Nr	£	6,000.00	£ 186,000.00
2100dia manholes					
2100dia manholes	6	Nr	£	7,500.00	£ 45,000.00
<u>Notional</u> adjustment for drainage to be installed by developer (exact scope of developer works to	33%	of	£	2,563,890.00	-£ 846,000.00
<u>Connections into Trafford Wide Systems</u>					
<u>Area 1</u>					
Foul water connection into Briggs Rd					
Foul water connection into Briggs Rd	1	Nr	£	2,500.00	£ 2,500.00
Surface water connection into Briggs Rd					
Surface water connection into Briggs Rd	1	Nr	£	2,500.00	£ 2,500.00
Traffic management					
Traffic management	1	Allow	£	5,000.00	£ 5,000.00

Area 2

Foul water connection into Great Stone Rd	1	Nr	£	5,000.00	£	5,000.00
Surface water connection into Great Stone Rd	1	Nr	£	5,000.00	£	5,000.00
Traffic management	1	Allow	£	7,500.00	£	7,500.00

Area 3

Foul water connection into Talbot Rd	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Brian Statham Way	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 4

Foul water connection into Chester Rd	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Warwick Road	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 5

Foul water connection into Montague Rd	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Chester Road	1	Nr	£	10,000.00	£	10,000.00
Upgrade of surface water drainage to accommodate new capacities	1	Allow	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 6

Foul water connection into Montague Rd	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Chester Road	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 7

Foul water connection into Birch Ave	1	Nr	£	5,000.00	£	5,000.00
Surface water connection into Birch Ave	1	Nr	£	5,000.00	£	5,000.00
Traffic management	1	Allow	£	7,500.00	£	7,500.00

Area 8

Foul water connection	1	Nr	£	10,000.00	£	10,000.00
Surface water connection	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 9

Foul water connection	1	Nr	£	10,000.00	£	10,000.00
Surface water connection	1	Nr	£	10,000.00	£	10,000.00
Allowance for upgrade of highway drains in Talbot Road (scope tbc)	1	Allow	£	50,000.00	£	50,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 10

Surface water connection into Botanical Ave	1	Nr	£	5,000.00	£	5,000.00
Traffic management	1	Allow	£	5,000.00	£	5,000.00

Area 11

Foul water connection into Chester Road	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Chester Road	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 12

Foul water connection into Talbot Road	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into White City Way	1	Nr	£	10,000.00	£	10,000.00
Allowance for upgrade of existing drainage system (Provisional pending scope)	1	Allow	£	50,000.00	£	50,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 13

Foul water connection into manhole to rear of Trafford Hall Hotel	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Talbot Road	1	Nr	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 14

Foul water connection into Talbot Road	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into White City Way	1	Nr	£	10,000.00	£	10,000.00
Allowance for upgrade of existing drainage system (Provisional pending scope)	1	Allow	£	50,000.00	£	50,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 15

Foul water connection into Talbot Road	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Bowyer Street and Chester Road	1	Nr	£	10,000.00	£	10,000.00
Allowance for upgrade of highway drains (scope tbc)	1	Allow	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Area 16

Foul water connection into Talbot Road	1	Nr	£	10,000.00	£	10,000.00
Surface water connection into Bowyer Street and Chester Road	1	Nr	£	10,000.00	£	10,000.00
Allowance for upgrade of highway drains (scope tbc)	1	Allow	£	10,000.00	£	10,000.00
Traffic management	1	Allow	£	15,000.00	£	15,000.00

Total Current Day Construction Costs (exc Fees)					£	4,029,000.00
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Prelims	15% of measured works		£	604,000.00		excluded
Allowance for specific phasing						excluded, pending details
Allowance for working around existing services - excluded - assumed diverted/relocated by others)	1 Allow					
Add - Overheads and Profit	5.00% of the above		£	232,000.00		
Add - Design Contingency	1.50% of the above		£	73,000.00		

Total Current Day Construction Costs (exc Fees)					£	4,938,000.00
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Professional Fees	5.00% of the above		£	247,000.00		
Water Authority Adoption Fees (say)	2.50% of the above		£	123,000.00		

Total Current Day Construction Costs (inc Fees)					£	5,308,000.00
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REMODELLING OF BRIAN STATHAM WAY TRAFFORD

FEASIBILITY COST PLAN COST PLAN No. 1 - REV A

JOB NR: 2019-038

Trafford K Masterplan Statutory Services Upgrades

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<u>See Utility Connection Desktop Assessment Report</u>				
Electric - 33kV Primary Substation	1	Item	£ 8,200,000.00	£ 8,200,000.00
Electric - 33kV Non Contestable Works	1	Item	£ 250,000.00	£ 250,000.00
Electric - 11kV Infrastructure and Plot Connectic	1	Item	£ 5,800,000.00	by Future Developer
Water - Branch Connctions	1	Item	£ 55,000.00	£ 55,000.00
Water - Domestic Infrastructure Charges	1	Item	£ 2,222,325.00	by Future Developers
Add - Design Risk/ Contingency Allowance (costs to date based on <u>Desktop</u> study only)	12.00%	of	£ 8,505,000.00	£ 1,021,000.00
Total Current Day Construction Costs (exc Fees)				£ 9,526,000.00
Professional Fees		Allow		£ 250,000.00
Total Current Day Construction Costs (inc Fees)			say	£ 9,776,000.00