

HIGH LEVEL CONSTRUCTION COST BUDGET ESTIMATE for UPGRADE OF ACCESS AND UNDERPASS at TRINITY ROAD, MANOR PARK ROAD

EAST FINCHLEY

PT PROJECTS LTD Chartered Quantity Surveyor Construction Cost 42 Charterhouse Square London, EC1M 6EA

REF:SPEC/01DATE:JUNE 2022STATUS:DRAFT FOR REVIEW

HIGH LEVEL BUDGET ESTIMATE



Introduction

- A This high level budget estiamte has been prepared on the basis of the Outline propsals drawings and schedule/scope of works documents prepared and issued by Mills Power Architecture. No services or structural proposals have been prepared.
- B The works briefly described comprises the upgrading of the existing access and underspass to Trinity Road, Manor Park Road, East Finchley.
- C Costs given are intended as a guide to possible levels of expenditure. Actual expenditure will be dependent on agreement as to final scope, specification, programme and method of procurement. Surveys and intrusive investigations are required to determine exact structural and services information which will confirm and assist with final design. This must be considered with a view on cost.
- D Costs must be considered as being at current day levels with no allowance for future increases due to inflation. Current inflation within the construction industry is variously recorded at around 7% per annum however this level is likely to accelerate throughout 2022. This will have to be monitored once a programme for the works is agreed.
- E Currently the construction industry is experiencing serious shortages of both labour and materials, and in addition the market is buoyant and contractors are busy. This inflationary pressure will have to be monitored and action to mitigate risk considered/agreed. Such mitigation action will include allowing adequate time for tendering to selected contractors and consideration of alternative specification.
- F Market Conditions Covid-19. The full impact that Covid-19 will continue to have on the construction industry as a whole and the supply chain is currently uknnown. Whilst restrictions are being lifted the lasting impact and regulatory requirements are still to be made formal and as such the impact of Covid-19 and how it affects construction methodology are likely to continue. This means the requirement for improved welfare facilities and PPE and productivity and programme lengths will be affected as the ability of multiple trades and operatives to work in the same area may continues to be limited. We anticipate that this will increase construction operational costs and contract costs. It is reported industry wide that that problems with availability of materials and sub-contractors will continue to be exacerbated
- G It is assumed that deliveries for materials and storage area will be within close proximity to the site with unrestricted access.
- H It has been assumed that all work will be carried out in both normal and out of hours working and that the works described will have no effect on surrounding business or operational functionality.
- J Exclusions and Notes

Costs given exclude the following:-

- 1. Fees (Professional, Planning and other Local Authority fees and charges)
- 2. Survey and Validation Costs
- 3. Removal of deleterious materials
- 4. TfL and Network Rail Project Management Costs
- 5, Works to Railway lines
- 6. Specific Network Rail works
- 7. New incoming mains services provision
- 8. Costs payable to retail operations for disruptions etc
- 9. Value Added Tax

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All specifications provisional 15/3/22

SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	ΤΟΤΑ
General							
Creeper	Cut back and remove creeper growing over the TfL fences		20		Hrs	15	300.
	to within 3 ft of ground, requires access from TfL side						
Rubbish	Clear rubbish accumulated behind TfL fences, requires		20		Hrs	15	300.
	access from TfL side						
Railing	Remove existing 5ft railing from top of embankment across						150.0
	foot of 30 Manor Park Road garden. Include remove						
Rubbish	stanchions fixed to face of brickwork revetement Remove rubbish and all material dumped in same location		5		Hrs	15	75.0
Rubbish	including corrugated sheets, household items and tyres etc		5		1115	15	73.0
TfL fences	Clean paint off TfL fences and leave as galvanised metal		10		Hrs	15	150.0
TfL fences	surface, requires agreeement with TfL						Not
TIL Terices	Institute policy of cleaning off graffiti, rather than painting over it in random grey/brown colours to protect the quality						NO
	of the refurbishment						
Graffitti	Prep and paint rear wall of garage to 26 Manor Park Road		10		Hrs	15	150.0
	pending art work installation of mural						
Drainage							
Drainage	Extract silt from surface water drainage system below				Sum		2,140
	underpass using long range pumping equipment to tank						
	parked on Trinity or Manor Park Road				-		
Drainage	Inspect Drawpit 01, Gullies 03 and 04 and soakaway and				Sum		12,500
	assess condition (Gully 04 has collapsed brick/pipe). Current						
	assumption is they need replacing. Construct new gullies and deeper drawpit suitable to interface with higher level of						
	path (see Underpath below) and leave surface water						
	system in good working order						
Lighting							
Lighting	Extend electrical supply from base of Light column 03 and			4	m		1,000
	lay armoured cable below ground to feed new lighting in						
	underpass.						
Lighting	LED strip lighting recessed in Underpath handrail tripped			10	m	75	750.0
Lighting	by existing sensor on Light column 03 Adjust sensors to all 5 light columns so that the sensor		5		Nr	50	250.0
Eighting	switches the lamps on half an hour earlier than currently. At		5			50	200.
	dusk the amount of light at the top of the column is						
	significantly greater than at ground level in the underpass						
	where people walk.						
Signage/Bollards							
Signage	Install new sign pointing to Manor Park Road (Sign post 01)		1		Nr		1,500
	sign tbc, add dismount cyclists sign, add path name sign						
Clapson	Remove dismount cyclists sign (Sign post 02) pending		1		Nr		50.0
Signage	review of cycling status of path				INI		-50.C
Bollards	Prep and paint Bollards 01, 02 and 03 black		3		Nr		720.0
Signage	Install new sign pointing to Trinity Road (Sign post 03), add		1		Nr		1,500
	dismount cyclists sign, add path name sign						
Barriers	Remove barriers 01 from Manor Park Road entrance to path		1		Nr		200.
	pending review of accessibility to path following SUSTRANS						
	guidance						
CCTV	Install temporary CCTV (and instigate fines for riding on a		1		Sum		5,000
	pedestrian path) to discourage motorcycle couriers from						
Reflectors	using the underpass as a short cut.						
Reflector 1	800w x 2100h polished surface aluminium or steel fixed to		1	1.68	m2	950	1,596
Reflector	TfL fence stanchions (part of art installations)						.,570
Reflector 2	800w x 2100h polished surface aluminium or steel fixed to		1	1.68	m2	950	1,596
	TfL fence stanchions (part of art installations)						
Reflector 3	4800w x 2100h polished surface aluminium or steel		6	10.08	m2	950	9,576
	undulating surface fixed to new steel stanchions set in						
	ground (part of art installations)						
Reflector 4	800w x 2100h polished surface aluminium or steel fixed to		1	1.68	m2	950	1,596.
	TfL fence stanchions (part of art installations)		1	1			1

PROJECTS Quantity Surveyors & Project Managers

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SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	тот
Trinity Road Path							
Path edging	Make good 50mm concrete path edging to match existing,			8	m	400	3.20
i dir odging	requires replacement of some lengths of edging include			U		100	0,201
	sub base and bedding						
Path edging	New 50mm concrete strip flush with path surface			2	m	75	150
0 0	separating two colors of tarmac on sub bases						
Path surface	Remove surface and binder courses to entire Trinity Road			68	sqm	40	2,72
	path						
Path surface	Fleld path: prep and make good base course lay Tarmac			68	sqm	90	6,120
	20mm porous binder course and lay 30mm thick 6mm						
	porous brown surface course such as Tarmac Natural						
	Quartzite PSV 57 to manufacturer's recommendations						
Path surface	Field path memory stones: inscribed flat stones flush with		18		pcs	500	9,00
	path surface laid on sub bases, stones supplied by GBL (part						
	of art installations)						
Northern Line							
Bridge							
Brickwork	Repair brickwork embankment walls including low			29	sqm	500	14,5C
revetement	retaining walls and structural embankment below the track						
	bed where cracked, by rebuilding or chemical stitching as						
	appropriate, requires contract with TfL, repair required in at						
	least 3 places						
Brickwork	Clean the brickwork embankment walls including low			58	sqm	55	3,20
revetement	retaining walls and structural embankment walls below the						
	track bed to remove salts, graffiti and paint. Use stiff brush,						
	water rinse and chemical removal as appropriate. Make						
	good and re-point the brickwork where necessary, requires						
	contract with TfL						
Track bed	Clean the steel track bed structure to remove all rust and			23	sqm	150	3,45
	loose material. Treat to arrest further rusting, requires						
	contract with TfL. Do not paint.						
Track bed	Polish rivet heads with wire wool until they gleam		416	10	pcs	20	8,32
Path surface	Underpath: structural steel 'bridge' with handrail			13	m	1250	16,25
	stanchions galvanised and painted (or cor-ten?) in sections						
Path surface	and bolted together on site.			13	sam	300	3,90
	Underpath: backfilled with hardcore and paved in large			13	sqm	300	3,90
	scale crazy paving pale colour (part of art installations).						
Path surface	Designed with cross fall to shed water to side gutter Underpath : HW timber handrail shaped for hand and with			10	m	90	900
i atti sunace	recess for LED lighting strip fixed to stanchions			10		,0	700
Manor Park Road			1				
Path							
Vent pipe	Prep and paint Victorian sewer vent pipe in 3 colours			5.8	sqm	30	174
Path surface	Remove surface and binder courses to entire Manor Park			168	sqm	40	6,72
	Road path and either side of underpass						-,
Edging	Hopes and dreams path: pre made masonry stepping	?		15	sqm	400	6,00
5 5	stone units installed on new foundation on site to form play						
	path and planter edging (part of art installations)						
Path surface	Prep and make good base course lay 20mm porous binder			130	sqm	90	11,70
	course and lay 30mm thick 6mm porous surface course						
	Tarmac to manufacturer's recommendations						
Mural	Hopes and dreams mural: installed on rendered garden			13.5	sqm	55	2,66
	wall belonging to private owner, requires licence (part of art			. 5.0	1		2,00
	installations)						
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SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	TOTAL
1				-			
Plants							
Plants	Dig over and add and improve soil to Manor Park Road and	GBL		30	sqm		1,920.00
	Embankment flower beds						
Plants	Wildflower planting to Manor Park Road and Embankment	GBL		30	sqm		1,920.00
	flower beds. Management plan requires cutting down once						
	or twice a year						
•					S	ub-Total £	143,905.
							· · · · ·
Additional Costs							
Approvals	Allowance for TfL Engineer Approval Costs				Sum		5,000.0
Licence	Allowance for Licence Applications				Sum		3,500.0
Preliminaires	Site welfare, set up and health & safety			8	wks	5000	40,000.0