

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

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

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

HIGH LEVEL BUDGET ESTIMATEIntroduction

- A This high level budget estimate has been prepared on the basis of the Outline proposals 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 dependant 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 unknown. 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 continue 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

HIGH LEVEL BUDGET ESTIMATE

All specifications provisional 15/3/22

SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	TOTAL £
General							
Creeper	Cut back and remove creeper growing over the TfL fences to within 3 ft of ground, requires access from TfL side		20		Hrs	15	300.00
Rubbish	Clear rubbish accumulated behind TfL fences, requires access from TfL side		20		Hrs	15	300.00
Railing	Remove existing 5ft railing from top of embankment across foot of 30 Manor Park Road garden. Include remove stanchions fixed to face of brickwork revetement						150.00
Rubbish	Remove rubbish and all material dumped in same location including corrugated sheets, household items and tyres etc		5		Hrs	15	75.00
TfL fences	Clean paint off TfL fences and leave as galvanised metal surface, requires agreement with TfL		10		Hrs	15	150.00
TfL fences	Institute policy of cleaning off graffiti, rather than painting over it in random grey/brown colours to protect the quality of the refurbishment						Note
Graffiti	Prep and paint rear wall of garage to 26 Manor Park Road pending art work installation of mural		10		Hrs	15	150.00
Drainage							
Drainage	Extract silt from surface water drainage system below underpass using long range pumping equipment to tank parked on Trinity or Manor Park Road				Sum		2,140.00
Drainage	Inspect Drawpit 01, Gullies 03 and 04 and soakaway and 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				Sum		12,500.00
Lighting							
Lighting	Extend electrical supply from base of Light column 03 and lay armoured cable below ground to feed new lighting in underpass.			4	m		1,000.00
Lighting	LED strip lighting recessed in Underpath handrail tripped by existing sensor on Light column 03			10	m	75	750.00
Lighting	Adjust sensors to all 5 light columns so that the sensor switches the lamps on half an hour earlier than currently. At dusk the amount of light at the top of the column is significantly greater than at ground level in the underpass where people walk.		5		Nr	50	250.00
Signage/Bollards							
Signage	Install new sign pointing to Manor Park Road (Sign post 01) sign tbc, add dismount cyclists sign, add path name sign		1		Nr		1,500.00
Signage	Remove dismount cyclists sign (Sign post 02) pending review of cycling status of path		1		Nr		50.00
Bollards	Prep and paint Bollards 01, 02 and 03 black		3		Nr		720.00
Signage	Install new sign pointing to Trinity Road (Sign post 03), add dismount cyclists sign, add path name sign		1		Nr		1,500.00
Barriers	Remove barriers 01 from Manor Park Road entrance to path pending review of accessibility to path following Sustrans guidance		1		Nr		200.00
CCTV	Install temporary CCTV (and instigate fines for riding on a pedestrian path) to discourage motorcycle couriers from using the underpass as a short cut.		1		Sum		5,000.00
Reflectors							
Reflector 1	800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations)		1	1.68	m2	950	1,596.00
Reflector 2	800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations)		1	1.68	m2	950	1,596.00
Reflector 3	4800w x 2100h polished surface aluminium or steel undulating surface fixed to new steel stanchions set in ground (part of art installations)		6	10.08	m2	950	9,576.00
Reflector 4	800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations)		1	1.68	m2	950	1,596.00

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SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	TOTAL £
Plants							
Plants	Dig over and add and improve soil to Manor Park Road and Embankment flower beds	GBL		30	sqm		1,920.00
Plants	Wildflower planting to Manor Park Road and Embankment flower beds. Management plan requires cutting down once or twice a year	GBL		30	sqm		1,920.00
Sub-Total £							143,905.50
Additional Costs							
Approvals	Allowance for TfL Engineer Approval Costs				Sum		5,000.00
Licence	Allowance for Licence Applications				Sum		3,500.00
Preliminaires	Site welfare, set up and health & safety			8	wks	5000	40,000.00
TOTAL £							192,405.50