

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

REF: 938 / 02 DATE: MARCH 2023

STATUS: DRAFT FOR REVIEW

PT PROJECTS LTD

Chartered Quantity Surveyor Construction Cost Consultants 42 Charterhouse Square London, EC1M 6EA

GBL UNDERPASS

HIGH LEVEL BUDGET ESTIMATE



Introduction

- A This high leve budget estiamte 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 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. Costs have been included on the basis of Small Works being carried out by a Small Contractor. Mass mobilisation, set up and site selfare has not been included.
- 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 between 8-10% per annum. This willrequire review 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 is being realised howver continues to have an impact on the construction industry as a whole and the supply chain.
- 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.

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. Any TfL and Network Rail Project Management Costs
- 5, Any works to Railway lines
- 6. New incoming mains services provision
- 7. Costs payable to retail operations for disruptions etc
- 8. Value Added Tax

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All specifications provisional 15/3/22 - REVISED 20/03/23

SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	TOTAL
Camanal	T			1		Ι	Ι
General	Cut back and remain grouper grouping over the Tfl fences	Barnet	20		Hrs	15	300.00
Creeper	Cut back and remove creeper growing over the TfL fences to within 3 ft of ground, requires access from TfL side	Barnet	20		HIS	15	300.00
Rubbish	Clear rubbish accumulated behind TfL fences, requires	Barnet	20		Hrs	15	300.00
Dellie	access from TfL side	Barnet					150.00
Railing	Remove existing 5ft railing from top of embankment across foot of 30 Manor Park Road garden. Include remove	Darriet					130.00
	stanchions fixed to face of brickwork revetement						
Rubbish	Remove rubbish and all material dumped in same location	Barnet	5		Hrs	15	75.00
Trabbio.	including corrugated sheets, household items and tyres	Barrier	J		5		75.50
TfL fences	Clean paint off TfL fences and leave as galvanised metal	Barnet	10		Hrs	15	150.00
	surface, requires agreeement with TfL						
TfL fences	Institute policy of cleaning off graffiti, rather than painting	Barnet					Note
	over it in random grey/brown colours to protect the quality						
	of the refurbishment						
Graffitti	Prep and paint rear wall of garage to 26 Manor Park Road	Barnet	10		Hrs	15	150.00
	pending art work installation of mural						
Drainage							
Drainage	Extract silt from surface water drainage system below	Barnet			Sum		2,150.0
	underpass using long range pumping equipment to tank						
	parked on Trinity or Manor Park Road						<u> </u>
Drainage	Inspect Drawpit 01, Gullies 03 and 04 and soakaway and	Barnet			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	Barnet		4	m		2,000.
	lay armoured cable below ground to feed new lighting in						
	underpass.						
Lighting	LED strip lighting recessed in Underpath handrail tripped	Barnet		10	m	100	1,000.0
	by existing sensor on Light column 03						
Lighting	Adjust sensors to all 5 light columns so that the sensor	Barnet	5		Nr	150	750.0
	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.						
Signage/Bollards							
Signage	Install new sign pointing to Manor Park Road (Sign post 01)	Barnet	1		Nr		5,000.
	sign tbc, add dismount cyclists sign, add path name sign.						
	Allowance for TfL London Range.						
Signage	Remove dismount cyclists sign (Sign post 02) pending	Barnet	1		Nr		50.00
	review of cycling status of path	_					
Bollards	Prep and paint Bollards 01, 02 and 03 black	Barnet	3		Nr		720.0
Signage	Install new sign pointing to Trinity Road (Sign post 03), add	Barnet	1		Nr		500.0
	dismount cyclists sign, add path name sign. Allowance for						
	TfL London Range.						<u> </u>
Barriers	Remove barriers 01 from Manor Park Road entrance to	Barnet	1		Nr		6,500.
	path pending review of accessibility to path following						
	SUSTRANS guidance. Incudes allowance for oversized						
	planter to restrict width.	Б	-				15.00-
CCTV	Install temporary CCTV (and instigate fines for riding on a	Barnet	1		Sum		15,000
CCIV		1					
CCIV	pedestrian path) to discourage motorcycle couriers from						
CCIV	using the underpass as a short cut. Assumed to be road						ı
Reflectors	using the underpass as a short cut. Assumed to be road traffic camera.	TDC	7	160	2	050	1505
	using the underpass as a short cut. Assumed to be road traffic camera. 800w x 2100h polished surface aluminium or steel fixed to	TBC	1	1.68	m2	950	1,595.0
Reflectors Reflector 1	using the underpass as a short cut. Assumed to be road traffic camera. 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations)						
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Reflectors Reflector 1 Reflector 2	using the underpass as a short cut. Assumed to be road traffic camera. 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations) 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations)	TBC	1	1.68	m2	950	1,595.0
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Reflectors Reflector 1 Reflector 2 Reflector 3	using the underpass as a short cut. Assumed to be road traffic camera. 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations) 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations) 4800w x 2100h polished surface aluminium or steel undulating surface fixed to new steel stanchions set in ground (part of art installations)	TBC TBC	1	1.68	m2 m2	950 950	1,595.0 9,575.0
Reflectors Reflector 1 Reflector 2	using the underpass as a short cut. Assumed to be road traffic camera. 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations) 800w x 2100h polished surface aluminium or steel fixed to TfL fence stanchions (part of art installations) 4800w x 2100h polished surface aluminium or steel undulating surface fixed to new steel stanchions set in	TBC	1	1.68	m2	950	1,595.0 1,595.0 9,575.0

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SCOPE	WORKS	Who	Qty	Area / Length	Unit	Rate	TOTA
Trinity Road Path	Г	l I					1
Path edging	Make good 50mm concrete path edging to match	Barnet		8	m	400	3,200
Path edging Path surface	existing, requires replacement of some lengths of edging	Barriet			***	100	3,200
	include sub base and bedding						
	New 50mm concrete strip flush with path surface	Barnet		2	m	75	150.
	separating two colors of tarmac on sub bases			_			
	Remove surface and binder courses to entire Trinity Road	Barnet		68	sqm	80	5,445
	path; muck away						
Path surface	Field path: prep and make good base course lay Tarmac	Barnet		68	sqm	90	6,125
	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	Barnet	18		pcs	2000	36,00
	with path surface laid on sub bases, stones supplied by						
	GBL (part of art installations); granite. It was noted as stone						
	to be supplied by GBL however revised cost include for						
	supply of granite, inscription substrate build up and						
	installation.	<u> </u>				<u></u>	<u></u>
Northern Line							
Bridge				<u> </u>			
Brickwork	Repair brickwork embankment walls including low	Barnet		29	sqm		12,80
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. Rake back all mortar joints,						
	prepare areas and repoint; clear sealant coat for easy of						
	future maintenance/graffitti removal.						
Brickwork	Clean the brickwork embankment walls including low	Barnet		58	sqm		6,400
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. Allowance for cleaning paint						
	and graffitti off entire face of brickwork						
Track bed	Clean the steel track bed structure to remove all rust and	Barnet		23	sqm	150	3,450
	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	Barnet	416		pcs	20	8,350
Path surface	Underpath: structural steel 'bridge' with handrail	TBC		13	m	1250	16,250
	stanchions galvanised and painted (or cor-ten?) in sections						
	and bolted together on site.						
Path surface	Underpath: backfilled with hardcore and paved in large	TBC		13	sqm	400	5,200
	scale crazy paving pale colour (part of art installations).						
	Designed with cross fall to shed water to side gutter;						
	Yorkstone crazy paving	TD 0		10		750	
Path surface	Underpath: HW timber handrail shaped for hand and with	TBC		10	m	750	7,500
Manor Park Park	recess for LED lighting strip fixed to stanchions						
Manor Park Road Path							
Vent pipe	Prep and paint Victorian sewer vent pipe in 3 colours	Barnet		5.8	sqm	100	580
Path surface	Remove surface and binder courses to entire Manor Park	Barnet		168	sqm	80	13,44
- au i sullace	Road path and either side of underpass	Darriet		100	34111	50	10,440
Edging	Hopes and dreams path: pre made masonry stepping	Barnet?		15	sqm	400	6,000
	stone units installed on new foundation on site to form	arriet:		15	59111	100	0,000
	play path and planter edging (part of art installations)						
Path surface	Prep and make good base course lay 20mm porous binder	Barnet		130	sqm	90	11,700
. acrisanace	course and lay 30mm thick 6mm porous surface course	Darrice		.50	59111	30	.1,700
	Tarmac to manufacturer's recommendations						
Mural	Hopes and dreams mural: installed on rendered garden	TBC		13.5	sqm	55	2,665
	wall belonging to private owner, requires licence (part of	.50		.5.5	54111	33	_,000
	art installations)						
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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	GBL		30	sqm		1,920.00
	and Embankment flower beds						
Plants	Wildflower planting to Manor Park Road and	GBL		30	sqm		1,920.00
	Embankment flower beds. Management plan requires						
	cutting down once or twice a year						
					S	ub-Total £	210,750.00
Additional Costs							
Approvals	Allowance for TfL Engineer Approval Costs				Sum		5,000.00
Approvais	7 Mowariee for the Engineer Approval costs				Suili		3,000.00
Licence	Allowance for Licence Applications				Sum		3,500.00
Works	Remove dropped kerb				Sum		4,000.00
Fees	Allowance for Professional Fees				Sum		30,000.00
	Artist Fee				Sum		8,000.00
					S	ub-Total £	261,250.00
Preliminaires	Site welfare, set up and health & safety			8	wks	5,000.00	40,000.00
Contingency	Allowance for unforeseen works				15%		40,000.00
						TOTAL£	341,250.00
						I	3-1,230.00
VAT	Allowance for VAT at 20%				20%		68,250.00
						TOTAL£	409,500.0