



Halsnead Garden Village

Detailed Scheme Costs

May 2017

Issue and Revision Record

| Revision | Date | Originator | Checker | Approver | Description |
|----------|----------|-------------|----------------|----------------|-------------|
| A | 18/05/17 | Paul Walton | Heather Kenyon | Chris Hardwick | First Draft |
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1 Introduction

This report is provided to supplement Questions 35 and 36 of the application form. It provides a summary of more detailed cost estimates undertaken for the four options set out in the application form for Halsnead Garden Village Outline Business Case. As set out in this form, Option 3 is the preferred option and amounts to £19,865,000, including an allowance of 15% for Optimism Bias. Table 1 provides a breakdown of costs for each of the four options.

Table 1: Option Cost Summary

| | Option 1 | Option 2 | Option 3 | Option 4 |
|--------------------------|--------------------|--------------------|--------------------|--------------------|
| Access Junctions | £1,173,882 | £2,940,912 | £6,389,790 | £6,389,790 |
| M62 Bridge | N/A | N/A | N/A | £5,582,072 |
| Off-Site Imps (J2 to J7) | £2,887,849 | £2,887,849 | £2,887,849 | £2,887,849 |
| Tarbock Island (J1) | £4,832,524 | £4,832,524 | £4,832,524 | £4,832,524 |
| Sub-Total | £8,894,255 | £10,661,285 | £14,110,163 | £19,692,235 |
| QRA Cost | £1,994,271 | £2,390,475 | £3,163,783 | £4,415,396 |
| Scheme Total | £10,888,526 | £13,051,760 | £17,273,946 | £24,107,631 |
| Optimism Bias (15%) | £1,633,279 | £1,957,764 | £2,591,092 | £3,616,145 |
| Total | £12,521,805 | £15,009,524 | £19,865,038 | £27,723,776 |
| Rounded | £12,520,000 | £15,010,000 | £19,865,000 | £27,725,000 |

Source: Mott MacDonald

2 Cost Phasing Plan

This section provides a breakdown of how the construction costs for the preferred option would be divided over the anticipated delivery period. The tables show each new access to be constructed along with improvements to off-site junctions.

Table 2: Cost Plan 2018/19

| | Access 1 | Access 9 | Off-site 1 |
|---|-------------------|-----------------|-------------------|
| Start | Jul-18 | Jul-18 | Jul-18 |
| Duration | 16 weeks | 16 weeks | 26 weeks |
| Finish | Oct-18 | Oct-18 | Dec-18 |
| Construction Breakdown | | | |
| Site Clearance/ Planning/ Disposal | £59,288 | £49,114 | £654,521 |
| Carriageway Works | £351,624 | £79,592 | £1,223,665 |
| Structural Concrete | £0 | £0 | £466,471 |
| New Footway | £20,160 | £14,908 | £0 |
| Street Lighting | £3,150 | £12,500 | £6,469 |
| Retaining Walls | £17,360 | £0 | £0 |
| Traffic Signals | £0 | £0 | £285,000 |
| Landscape & Ecology | £0 | £0 | £100,000 |
| Others Measures | £3,500 | £0 | £0 |
| Construction Costs Sub-Total | £455,082 | £156,114 | £2,736,126 |
| Main Contractor Preliminaries (25%) | £113,771 | £39,028 | £1,094,450 |
| Overheads & Profit (10%) | £45,508 | £15,611 | £273,613 |
| Construction Costs Total | £614,361 | £210,754 | £4,104,189 |
| Project / design team fees (inc. supervision) (15%) | £92,154 | £31,613 | £328,335 |
| Utility Diversions (Allowance) | £150,000 | £75,000 | £400,000 |
| TOTAL COST | £856,515 | £317,367 | £4,832,524 |
| CONSTRUCTION YEAR TOTAL | £6,006,406 | | |

Source: Mott MacDonald

Table 3: Cost Plan 2019/20

| | Access 2 | Off-site 2 | Off-site 7 | Access 5 | Off-site 3 | Access 6 |
|---|-------------------|-------------------|-----------------|-----------------|-----------------|-----------------|
| Start | Jan-19 | Jan-19 | Jan-19 | May-19 | May-19 | Jul-19 |
| Duration | 16 weeks | 16 weeks | 16 weeks | 16 weeks | 8 weeks | 16 weeks |
| Finish | Apr-19 | Apr-19 | Apr-19 | Aug-19 | Jun-19 | Oct-19 |
| Construction Breakdown | | | | | | |
| Site Clearance/ Planning/ Disposal | £97,603 | £71,872 | £50,616 | £16,346 | £19,503 | £17,089 |
| Carriageway Works | £359,517 | £400,213 | £147,539 | £237,395 | £36,750 | £250,824 |
| New Footway | £41,265 | £30,996 | £31,343 | £10,710 | £7,088 | £10,868 |
| Street Lighting | £5,250 | £6,300 | £4,200 | £5,250 | £3,150 | £2,100 |
| Retaining Walls | £29,400 | £0 | £49,000 | £68,600 | £0 | £31,850 |
| Traffic Signals | £0 | £59,500 | £44,625 | £0 | £44,625 | £0 |
| Landscape & Ecology | £0 | £0 | £0 | £0 | £0 | £4,515 |
| Others Measures | £17,360 | £1,680 | £9,870 | £0 | £3,500 | £0 |
| Construction Costs Sub-Total | £550,394 | £570,561 | £337,192 | £338,300 | £114,616 | £317,245 |
| Main Contractor Preliminaries (25%) | £137,599 | £142,640 | £84,298 | £84,575 | £28,654 | £79,311 |
| Overheads & Profit (10%) | £55,039 | £57,056 | £33,719 | £33,830 | £11,462 | £31,725 |
| Construction Costs Total | £743,032 | £770,257 | £455,209 | £456,705 | £154,731 | £428,281 |
| Project / design team fees (inc. supervision) (15%) | £111,455 | £115,539 | £68,281 | £68,506 | £23,210 | £64,242 |
| Utility Diversions (Allowance) | £150,000 | £150,000 | £100,000 | £100,000 | £50,000 | £100,000 |
| TOTAL COST | £1,004,487 | £1,035,796 | £623,491 | £625,211 | £227,941 | £592,523 |
| CONSTRUCTION YEAR TOTAL | £4,109,448 | | | | | |

Source: Mott MacDonald

Table 4: Cost Plan 2020/21

| | Access 7 | Access 8 | Off-site 4 | Off-site 5 | Off-site 6 | Access 3 | Access 4 |
|---|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Start | Jan-20 | Jan-20 | May-20 | May-20 | May-20 | Jul-20 | Jul-20 |
| Duration | 16 weeks | 16 weeks | 8 weeks | 8 weeks | 12 weeks | 8 weeks | 16 weeks |
| Finish | Apr-20 | Apr-20 | Jun-20 | Jun-20 | Jul-20 | Aug-20 | Oct-20 |
| Construction Breakdown | | | | | | | |
| Site Clearance/ Planning/ Disposal | £134,572 | £97,603 | £16,346 | £33,898 | £38,356 | £3,675 | £26,701 |
| Carriageway Works | £679,921 | £359,517 | £35,994 | £82,019 | £100,625 | £35,084 | £59,157 |
| New Footway | £39,533 | £41,265 | £22,050 | £7,875 | £43,470 | £14,676 | £15,244 |
| Street Lighting | £6,300 | £5,250 | £4,200 | £0 | £10,500 | £5,000 | £12,500 |
| Retaining Walls | £0 | £29,400 | £0 | £0 | £0 | £0 | £0 |
| Traffic Signals | £0 | £0 | £44,625 | £0 | £59,500 | £30,000 | £63,750 |
| Landscape & Ecology | £29,715 | £0 | £0 | £0 | £0 | £0 | £0 |
| Others Measures | £12,740 | £17,360 | £6,370 | £0 | £9,870 | £0 | £0 |
| Construction Costs Sub-Total | £902,780 | £550,394 | £129,585 | £123,792 | £262,321 | £88,435 | £177,351 |
| Main Contractor Preliminaries (25%) | £225,695 | £137,599 | £32,396 | £30,948 | £65,580 | £22,109 | £44,338 |
| Overheads & Profit (10%) | £90,278 | £55,039 | £12,958 | £12,379 | £26,232 | £8,844 | £17,735 |
| Construction Costs Total | £1,218,753 | £743,032 | £174,939 | £167,120 | £354,134 | £119,388 | £239,424 |
| Project / design team fees (inc. supervision) (15%) | £182,813 | £111,455 | £26,241 | £25,068 | £53,120 | £17,908 | £35,914 |
| Utility Diversions (Allowance) | £150,000 | £100,000 | £50,000 | £50,000 | £100,000 | £0 | £75,000 |
| TOTAL COST | £1,551,566 | £954,487 | £251,180 | £242,188 | £507,254 | £137,296 | £350,338 |
| CONSTRUCTION YEAR TOTAL | £3,994,309 | | | | | | |

Source: Mott MacDonald