

INTERNAL MEMORANDUM

Arundel Court (C.WD10815)

REF: 20200827 Arundel Court Stage 2 Project cost Summary Rev D

TO: Hayden Tuck

FROM: Matt Davies

Date: 20/10/20

COPIES TO: Ed Barford, Phil Clark, Alan Kraven, Craig Sutherland, Jose Nogueron



Project Cost Summary	At Start of Stage 3 Detailed Design (Project Estimate)
Purpose of Issue	For Acceptance
Project Manager (FMC WSP)	Matt Davies
Approved by (FMC WSP):	Jose Nogueron

Please find below the estimated costs for the above Project

Reference Documents

Item	Contract	Title	Revision	Date Issued	
General Arrangement	Link	A	70008369-WSP-P01-X-DR-HI-0100.	P01	12/02/2020
Bill of Quantities - Stage 2	Link	A	70008369 - BoQ - Stage 2	A	24/02/2020
Bill of Quantities - Stage 2	Link	B	70008369 - BoQ - Stage 2	B	13/02/2020

Project Cost Summary

Item	Stage	Contract A	Contract B	Contract C	Contract E	Comments
Design and Works						
Stage 1/2 - 2016	1					Costs associated with original threshold checks (2016)
Threshold Check	1	£ 5,593				
WA14103RK-C004 - Additional design input required for the review of the threshold levels	1	£ 2,845				
Topographical Survey and for C2 survey (included in 2016 S1)	1	£ 5,775				
Initial Design 2016	1	£ 3,387				
Stage 1 Feasibility Design	1	£ 46,302	£ 9,405			Contract A fee proposal agreed with client £42,233, WAF approved £46,302
Survey: C2 Stats Survey (Centara)	1	£ 408				Quote agreed with client
Survey: Topographical Survey (Topo Crew)	1	£ 5,139				Quote agreed with client
Survey: CCTV Gully Survey (FMC)	1	£ 3,876				Final Account issued
Stage 2 Initial Design	2	£ 36,246	£ 19,258			Formula (Percentage Value) based on estimated Stage 5 costs
Road Safety Audit Stage 2	2	£ 2,714				WAF Approved
Trial Holes	2	£ 11,214	£ 26,800			Contract A - 8 complete, 4 outstanding due to access restrictions associated with construction hoarding Contract B trial - Final account issued costs to split between Contract A (£14,909.60) and Contract B (£11,890.70)
CE25: Re-design of kerb line Temple Place	2	£ 2,163				WAF Approved
Stage 3 Detailed Design	3	£ 135,018	£ 8,901			Formula (Percentage Value) based on estimated Stage 5 costs based on BOQ 07.10.19
Basement Survey	3	£ 59,850				Quote provided by FMC on 17/8/20
CE-TBC - Laser surveys - 180 Strand levels	3	£ 1,750				Allowance for liaison with developer in Stage 3, to be agreed with client
CE-TBC - Liaison with developer to agree programme and forecourt levels	3	£ 2,000				Allowance for liaison with developer in Stage 3, to be agreed with client
Stage 4 Tender Action	4	£ 7,068	£ 631			Formula (Percentage Value) based on estimated Stage 5 costs
Stage 5 Implementation	5	£ 1,812,321	£ 161,832			Based on Stage 2 BoQs. Indexation Contract A - 12.7%, Contract B - 11.1%
CE-TBC- Liaison with developer during works	5	£ 2,000				Allowance for liaison with developer in Stage 5, to be agreed with client
Indexation allowance FY21 (confirmed)	5	£ 5,074	£ 1,690			Assumes 40% of works completed by end of FY21, Contract A - 13.7%, Contract B, 13.7%
Indexation allowance FY22 (estimate only)	5	£ 21,487	£ 13			Assumes remaining 60% completed by end FY22, estimated 2% index increase
Stage 5 Works Discount	5	-£ 27,185	-£ 324			Formula (Percentage Value) based on estimated Stage 5 costs
Stage 6 Completion	6	£ 5,437	£ 809			Formula (Percentage Value) based on estimated Stage 5 costs
Road Safety Audit Stage 3	6	£ 4,000				Estimate only, fee proposal to be provided
Stage 9 Traffic Management Orders	9				£ 5,597	Excludes contingency
Website updates	6				£ 242	Website updates
CEXX Allowance for phased TMO orders	6				£ 1,000	TMO orders expected to be rolled out in 3 phases
Total By Contract		£ 2,154,483	£ 229,016	£ -	£ 6,839	
Design and Works Cost Subtotal		£			2,390,338	

Third Parties						
TIL Scheme Submission	2	£			5,000	Scheme Submission PO
TIL - Traffic Infrastructure Traffic Signals	5	£			10,919	TIL issued signal quotation on 20/7/20. PO required.
TIL - Temporary Signals	5	£			8,000	Allowance for temporary zebra crossing for 8 weeks (phase 1 full, phase 2 4 weeks only). Assume £1k per week
BT C4 Cost Estimate	5	£			61,582	BT C4 Rev B 15/10/20
BT C4 Production	3	£			4,965	
EU Networks C3 Cost Estimate	5	£			1,370	
EU Networks C4 production	3	£			615	
Instalcom C3 Cost Estimate	5	£			19,688	
Instalcom C4 Production	3	£			-	
Verizon C4 Production Cost	3	£			1,875	
Verizon C3 Cost Estimate	5	£			8,912	
Virgin Media C4 Cost Estimate	5	£			34,688	
Virgin Media C4 Production Cost	3	£			2,829	Virgin C4 16/10/20
Vodafone C3 Cost Estimate	5	£			16,239	
Vodafone C4 Production Cost	3	£			2,500	
Zayo C3 Cost Estimate	5	£			15,986	
Zayo C4 Production Cost	3	£			2,136	
Zayo C4 Cost Estimate	5	£			8,785	
Publication costs (Traffic Management Order)	5	£			300	
Temporary Traffic Order	5	£			3,998	TTRO for trial holes
Temporary Traffic Orders for Road Closures (Works)	5	£			5,076	Assumed one Temporary Traffic Order is required for duration of works
Thames Water Sewer Connection Consents	5	£			1,320	
Plants for Arundel Street planter	5	£			9,888	Estimate from Window Flowers via WCC Parks for fully maintained planter for 2 years
Tree Planting and tree removal	5	£			16,200	Allowance for planting 9 new trees (London Planes @ -£1800)
Pay by Phone Renumbering	5	£			420	Assume £10 per space total 42
Pedestrian Count Survey	5	£			650	Engaged by Hayden directly - Cost to be confirmed by Hayden
Third Party Costs Subtotal		£			248,942	

Client Costs and Service Management						
Client Costs		£			118,328	Calculation based on above values
Service Management fees		£			21,302	Calculation based on above values
Client Costs and Service Management Subtotal		£			139,630	

Project subtotal (excluding Risk and Contingency)	£				2,778,910	This is an estimate for Design and Works Costs, Third Party Costs, and Client Costs and Service Management Fees
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In addition, the following allowance for Risk and Contingency may be considered in budgeting for the scheme:

Risk and Contingency						
Contingencies	10%	£			277,891	Client instructed contingency to be amended to 10% on 15/10/20
Risk Allowance	Rev D	£			95,990	
Risk and Contingency subtotal		£			373,881	

Project Total (including Risk and Contingency)	£				3,152,791	This is an estimate for Design and Works Costs, Third Party Costs, and Client Costs and Service Management Fees, and Risk and Contingency
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Notes

- Contract A relates to LOT A works including design, respective civil works and the Service Provider role. Contract B relates to public lighting and electrical related activities. Contract C relates to Structures. Contract E relates to Traffic Orders.
- Construction costs baseline at end of Stage 3
- The values for design costs and Westminster Costs are estimates and are subject to revalue once design has been completed
- This estimate is based on information known on 20/10/20. Stage design commenced on 25/09/20 and therefore is ongoing. This includes liaison with developer and stakeholders to agree works programme
- Items in yellow are estimated costs at this time
- Previous Project Total Costs Stage 2 baseline (28/8/20) £3,279,935 (5/9/20), £3,315,950
- A number of C4s are still outstanding which could increase overall cost