

INTERNAL MEMORANDUM

TO: Rebecca Cloke / Simon Morgan

FROM: Jose Nogueron

COPIES TO: Phil Clark, Ed Barford, Alan Kraven, Saleha Khanom, Craig Sutherland

DATE: 09-10-2020

REF: CA110527 / WWESA2042 Church Street - Green Spine S3 REV A



Conway WSP
25 Mandela Way
London
SE1 5SZ
Tel: +44(0) 20 8636 8822

Project Cost Summary for Green Spine Project

Please find below the estimated costs for the above listed project

Item	A - Highways	B - Lighting	C - Structures	E - TMO	Comments	
Design and Works Cost						
STAGE 1-2 INITIAL DESIGN						
Highway Design Stage 12 Review - FP001	£46,524					
Lighting Design Stage 12 Review		£4,576				
Structures advice - Contract C: vaults			£6,118			
C007 - Highways Design - Parking Review - FP002	£6,552					
C011 - Project Management Support	£5,321					
C012 - Highways Design - BOQ preparation - FP005	£14,535					
C015 - Lighting Survey		£2,774				
C021 - Highway Design Stage 12 Update - FP003	£23,272					
C022 - Lighting Design Stage 12 Update		£4,503				
C025 - Highways Design - 3D model development - FP006	£13,935					
C026 - Highways Design - Changes to parking surrounding streets - FP007	£8,635					
C029 - Structural Feasibility Design			£38,561			
Church Street Design Market Stall relocations						
C036 - Lighting Committed Sum calculation		£1,685				
C037 - Highways Design - Changes as a result of utilities - FP009	£11,156					
Survey: GPR	£27,011					
Survey: CCTV Drainage	£5,760					
Survey: C002 - Cover Lifting Survey - FP003	£5,689					
Survey: C027 - Topo update (Church St - Samford St)	£1,371					
Survey: C051 - Road Safety Audit	£5,125					
C052 - Highways Design - Church St market road marking renewal - FP010					Paid directly by Markets/Housing	
C054 - Topo Survey (Church St market)					Paid directly by Markets/Housing	
C055 - Highways Design - Market pitches upgrade - FP011					Paid directly by Markets/Housing	
C056 - Implementation - Church St market road marking renewal					Paid directly by Markets/Housing	
C057 + C060 - Redesign around Salisbury Street Triangle - FP012					Paid directly by Markets/Housing	
STAGE 3 DETAILED DESIGN						
Stage 3 PV Value	£121,935	£13,403	£39,502		PV Value based on works cost	
C058 - Implementation - Market pitches upgrade					Paid directly by Markets/Housing	
C061 - Lighting - Review Lamp Columns Specs		£2,000				
C063 - Luton Street Development design review - Highways					Paid directly by Markets/Housing	
C064 - BDP Planting design update	£10,279					
C066 - TMO letter, leaflet and postage	£2,305					
C068 - Vault investigation and detailed design			£42,961			
Survey: Contract A Trial Holes + Lighting trial holes in CW	£28,999				Final account. Lighting trial holes in CW £5,999.95	
Survey: Structures Trial Holes and Soil Investigation	£14,252					
Survey: C067 - Basement Surveys			£23,520			
Survey: C2 Stats Survey refresh	£250					
Survey: Contract B Trial Holes		£12,030				
STAGE 4 TENDER ACTION						
Stage 4 PV Value	£7,870	£1,005	£1,812		PV Value based on works cost	
STAGE 5 IMPLEMENTATION						
Stage 5 Works Cost	£2,018,070	£257,743	£464,732		Based on BoQ. Structures includes vaults infilling	
Additional PM assistance on site	£60,000					
Works discount	-£40,361	-£696	-£4,647		Discount Value based on works cost	
Road Safety Audit Stage 3	£5,000					
Vault infilling			£318,076			
STAGE 6 CLOSING						
Stage 6 PV Value	£6,054	£1,289	£2,788		PV Value based on works cost	
STAGE 9 TRAFFIC ORDERS						
Stage 9 TMO Church Street Market					Paid directly by Markets/Housing	
Stage 9 Traffic Management Orders				£17,345		
Design and Works Cost Total			£3,660,619			
Total By Contract	£2,409,540	£300,311	£933,424	£0		
Third Party Costs						
Stage 12 - BDP Design Costs			£217,000		To date 15/08/2018 - Provided by WCC	
Stage 12 - Utility design costs - C4 Production Cost / Design			£6,000		Utility tracker: £3,500 Openreach and £2,500 Vodafone	
Stage 3 - AIP approval structures			£5,000		Allowance	
Stage 3 - Sewer applications			£831		Based on 3 new connections	
Stage 3 - WCC Parking updates			£2,000		Allowance	
Stage 3 - TTO costs			£10,416		Allowance for 2 orders (£5208 each)	
Stage 3 - Utility works costs - C4 stage			£267,706		Refer to utility tracker for details. Based on C3 costs	
Stage 5 - Contract F Audit			£20,000		Allowance	
Stage 5 - Continental Landscape - Works cost			£1,120,324		Based on Continental Quote Sept 2018 - Quote provided by WCC - 08/10/2018	
Stage 5 - Water connection to new drinking fountain			£5,000		Allowance based on Baker Street Two Way	
Stage 5 - Changes to licencing around Church St Market			£0		Included in risk register	
Stage 6 - Lighting commuted sum			£163,295		Fixed value include in commuted sum calculator Oct 2019 - To be reviewed	
Stage 6 - Park Maintenance schedule			£433,000		WCC Parks to confirm	
Third Party Costs Total			£2,250,572.31			
Client Costs and Service Management Fees						
Client Costs			£161,330.42			
Service Management fees			£28,923.72			
Westminster City Council Costs			£190,254.14			
Project Subtotal			£6,101,445.90			
In addition the following allowance for Risk and Contingency may be considered in budgeting for the scheme:						
Item		Allowance				
Contingencies	10%			£610,145		Contingency at 15% for Stage 2 Initial Design
Risk Allowance	RR			£462,200		Taken from Risk Register
Indexation allowance Year 1	1.50%	£30,731	£3,875	£11,714	£0	Assume this for activities in stage 5 onwards
Risk and Contingency Total			£1,118,665.30			
Project Total (incl Risk and Contingency)			£7,220,111.20			
Notes						
1. Contract A relates to main civils works. Contract B relates to Lighting. Contract C relates to Structures. Contract E relates to Traffic Orders.						
2. Construction costs will change as the design progresses						
3. The values for design costs and Westminster Costs are estimates and are subject to revalue once design has been completed						
4. This estimate is based on information known at the current time (see date above)						
5. Items highlighted in yellow are estimates for budgetary purposes only and will change as the project progresses						