



FOX HILL PARKS MASTERPLAN
B&NES Council

Approximate Estimate

Oct-22

Rev (-)



CONTROL ISSUE SHEET

Revision	Status	Prepared By (name / position / date)	Authorised By (name / position / date)
-	Approximate Estimate	M Moss (Senior Associate)	A Smith (Partner)

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1.0 COST SUMMARY

	£					%		
	5.1 Entry Hill Open Space	5.2 Hawthorn Grove	5.3 Springfield Quarry	5.4 Springfield Park	5.5 Backstones Open Space	Total	Overall	
FOX HILL, BATH								
1	SUBSTRUCTURE	0	0	0	0	0	0	
2	SUPERSTRUCTURE	0	0	0	0	0	0	
3	INTERNAL FINISHES	0	0	0	0	0	0	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	0	0	0	0	0	0	
5	ENGINEERING SERVICES	0	0	0	0	0	0	
6	COMPLETE BUILDINGS AND BUILDING UNITS	0	0	0	0	0	0	
7	WORKS TO EXISTING BUILDINGS	0	0	0	0	0	0	
8	EXTERNAL WORKS	280,268	108,631	335,634	301,345	150,689	1,176,567	80
9	FACILITATING WORKS	0	0	0	0	0	0	0
	Sub Total	280,268	108,631	335,634	301,345	150,689	1,176,567	80
10	MAIN CONTRACTORS PRELIMINARIES @ 12.00%	33,632	13,036	40,276	36,161	18,083	141,188	10
11	MAIN CONTRACTORS OH&P @ 7.50%	21,020	8,147	25,173	22,601	11,302	88,243	6
	Estimated Building Works Total	334,920	129,814	401,083	360,108	180,073	1,405,998	96
12	DESIGN DEVELOPMENT RISK ALLOWANCE	Excl.	0	0	0	0	0	0
13	CONSTRUCTION RISK ALLOWANCE	Excl.	0	0	0	0	0	0
	Total Costs @ 3Q 2022	334,920	129,814	401,083	360,108	180,073	1,405,998	96
14	TENDER INFLATION ESTIMATE @ 1.08%	3,611	1,400	4,324	3,883	1,941	15,159	1
15	CONSTRUCTION INFLATION ESTIMATE @ 3.20%	10,717	4,154	12,835	11,523	5,762	44,992	3
	Total Estimated Construction Cost @ 3Q 2023	349,000	135,000	418,000	376,000	188,000	1,466,000	100
	Overall areas	10,940	2,333	8,819	43,385	6,631	72,107	

2.0 BASIS OF ESTIMATE

PROJECT OVERVIEW

- 1 The project comprises the improvement of 5 No. public open spaces within the Fox Hill area of Bath, for Bath and North-East Somerset Council

PROGRAMME

- 1 The programme assumes a start on-site in 2Q 2023, with various programme periods, extending up to 6-months in duration

INFORMATION USED TO PREPARE THIS ESTIMATE

- 1 Please refer to the Design Information section 4.0 of this document.

STATUS OF DESIGN

- 1 RIBA Stage 3 (no structural nor MEP input)

PROCUREMENT

- 1 A procurement strategy has yet to be agreed for the works

KEY ASSUMPTIONS

- 1 Refer to Assumptions and Exclusions

KEY EXCLUSIONS

- 1 Refer to Assumptions and Exclusions

INFLATION

- 1 The estimated costs include inflation. Current BCIS 'All-In' TPI indices are as follows:

Tender Inflation:

from base date to return of tenders	<u>Date</u>	<u>TPI</u>
	4Q 2022	371
	1Q 2023	375
	Inflation	<u>1.08%</u>

Construction Inflation

from return of tenders to mid-point of construction	<u>Date</u>	<u>TPI</u>
	1Q 2023	375
	3Q 2023	387
	Inflation	<u>3.20%</u>

3.0 ASSUMPTIONS & EXCLUSIONS

KEY ASSUMPTIONS

- 1 All excavations within soft ground (no allowance for breaking-out of hard materials)
- 2 All arisings are inert and free from contamination
- 3 A single contract with limited / no phasing or works
- 4 Single stage, competitive, selective tendering
- 5 Assumed all topsoil to be 300mm deep
- 6 All top and sub-soil to be disposed off-site (unless noted otherwise)
- 7 Works to start on-site in 2Q 2023
- 8 All sealed surfaces are permeable and free draining
- 9 No external lighting
- 10 No MEP installations
- 11 No significant structural works nor major earthworks

EXCLUSIONS

- 1 VAT
- 2 Contingency / risk allowances
- 3 Professional fees
- 4 Contamination
- 5 Soft spots
- 6 Onerous ground conditions
- 7 Survey and investigation costs
- 8 Archaeological works
- 9 Statutory changes
- 10 Asbestos
- 11 Diversion of existing services
- 12 Remedial works to existing surfaces / drainage / MEP installations / Fencing / Gates, etc
- 13 B&NES direct costs
- 14 Phasing costs
- 15 Temporary traffic management
- 16 Grubbing up roots
- 17 Allowances for double handling of arisings
- 18 Allowance for double handling of imported materials
- 19 Breaking up of existing hard surfaces & disposal
- 20 Works to existing retained trees (tree protection only)
- 21 Boundary treatments (unless noted)
- 22 Cliff stabilisation works
- 23 Costs relating from force majeure events (including but not limited to a global pandemic)
- 24 Material supply issues / fluctuations
- 25 Costs resulting from tariffs or other charges applied by EU Member States following the withdrawal of the UK from the EU

4.0 DESIGN INFORMATION

Greenhalgh Landscape Architecture

Drawing	Number	Revision	Date Issued
Entry Hill Open Space Landscape Plan	218-001	A	17.08.22
Hawthorn Grove Landscape Plan	218-002	A	17.08.22
Springfield Quarry Landscape Plan	218-003	A	17.08.22
Springfield Park	218-004	A	17.08.22
Backstones Open Space	218-005	A	17.08.22

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 10,940

5.1 ENTRY HILL OPEN SPACE

	Quantity	Unit	Rate	Total
8.0 EXTERNAL WORKS				
8.1 Site preparation works				
- Tree protection measures	14	No.	150.00	2,100.00
- Excavate; topsoil				Inc.
- Disposal ; off-site				Inc.
- Excavate; sub-soil				Inc.
- Disposal ; off-site				Inc.
- Allowance for breaking-up existing hard materials				Excl.
- Allowance for grubbing up roots				Excl.
- Disposal of surface water	1	Item	500.00	500.00
8.2 Roads, paths and paving's				
- Standard macadam surface (pedestrian spec)	612	m2	90.00	55,059.30
- Self-binding gravel	267	m2	70.00	18,655.00
- Bound rubber mulch	67	m2	110.00	7,322.70
- Bound rubber crumb; to play area	236	m2	132.00	31,195.56
- Allowance for creating new pedestrian entrance; to Bradford road	1	Item	1,000.00	1,000.00
- Allowance for widening and re-orientating pedestrian access	1	Item	1,000.00	1,000.00
- Concrete edging	615	m	24.09	14,817.08
- Timber edging	522	m	15.98	8,336.19
8.3 Planting				
- Large tree	3	No.	1,000.00	3,000.00
- Tree pit; in soft	3	No.	500.00	1,500.00
- Medium tree	28	No.	500.00	14,000.00
- Tree pit; in soft	28	No.	350.00	9,800.00
- Ornamental hedge planting	73	m2	22.00	1,597.20
- Existing shrub/scrub vegetation to be managed to remove invasive and overly domant species	1,315	m2	2.50	3,286.85
- Meadow grassland	1,028	m2	0.50	513.95
- New climbing plants to existing boundry fencing	38	m	30.00	1,135.20
8.4 Fencing, railings and walls				
- Existing chain link fencing; to be retained			Excl.	Excl.
- Existing stone wall to be retained			Excl.	Excl.
- Flat top fencing; 1.2m high	109	m	154.00	16,844.52
- Gates; single; 2-way self-closing with easy latch (e/o)	4	No.	1,200.00	4,800.00

Job No: 40297

Client: B&NES Council

Issue Date : 10-Oct-22

Base Date : 3Q 2022

Overall Area (m2): 10,940

5.1 ENTRY HILL OPEN SPACE

	Quantity	Unit	Rate	Total
8.5 Site/street furniture and equipment				
Play Equipment:				
- Ref. PE1; Panna football ring (large); Velopa	1	Item	14,000.00	14,000.00
- Ref. PE2; In-ground trampoline	1	No.	2,500.00	2,500.00
- Ref. PE3; Multifunctional calisthenic frame	1	No.	8,400.00	8,400.00
- Ref. PE4; Multifunctional calisthenic circuit	1	No.	13,149.00	13,149.00
- Ref. PE5; Robinia lounge net	1	No.	4,628.00	4,628.00
- Ref. PE6; Cobra swing	1	No.	7,927.00	7,927.00
- Ref. PE7; Wooden deck	1	Item	5,300.00	5,300.00
- Ref. PE8; Wooden seating / shelter, say	1	No.	10,000.00	10,000.00
Street Furniture:				
- Ref. F1; Standard bench with back	3	No.	1,500.00	4,500.00
- Ref. F2; Combined litter and dog waste bin	3	No.	2,000.00	6,000.00
- Ref. F3; Small bespoke block seating	2	No.	2,000.00	4,000.00
- Ref. F4; Large bespoke block seating	1	No.	3,000.00	3,000.00
- Allowance for bird and bat boxes (not shown on drawings)	1	Item	400.00	400.00
8.6 External works and services				
- Inc.				Inc.
8.7 External drainage				
- Not applicable				n/a
8.8 External Services				
- Not applicable				n/a
8.9 Minor building work				
- Not applicable				n/a
				280,268
				280,268

Sub Total

280,268

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 2,333

5.2 HAWTHORN GROVE

	Quantity	Unit	Rate	Total
8.0 EXTERNAL WORKS				
8.1 Site preparation works				
- Tree protection measures	19	No.	150.00	2,850.00
- Excavate; topsoil				Inc.
- Disposal ; off-site				Inc.
- Excavate; sub-soil				Inc.
- Disposal ; off-site				Inc.
- Allowance for breaking-up existing hard materials				Excl.
- Allowance for grubbing up roots				Excl.
- Disposal of surface water	1	Item	250.00	250.00
8.2 Roads, paths and paving's				
- Standard macadam surface (vehicle spec.)	217	m2	140.00	30,340.80
- Self-binding gravel	350	m2	70.00	24,500.70
- Allowance for widening existing access from Bradford road	1	Item	1,000.00	1,000.00
- Concrete edging	137	m	24.09	3,296.86
- Timber edging	226	m	15.98	3,614.52
8.3 Planting				
- Medium tree	8	No.	500.00	4,000.00
- Tree pit; in soft	8	No.	350.00	2,800.00
- Marginal planting; to pond	33	m2	20.00	666.80
8.4 Fencing, railings and walls				
- Existing stone wall to be retained			Excl.	Excl.
- Gates; single; 2-way self-closing with easy latch	2	No.	1,500.00	3,000.00
8.5 Site/street furniture and equipment				
Street Furniture:				
- Ref. F1; Combined litter and dog waste bin	2	No.	2,000.00	4,000.00
- Ref. F2; Standard raised bed	36	m2	200.00	7,190.00
- Ref. F3; Large ground planting bed	50	m2	125.00	6,268.75
- Ref. F4; Accessable raised bed	32	m2	250.00	7,902.50
- Ref. F5; Community notice board	1	No.	1,750.00	1,750.00
- Allowance for bird and bat boxes (not shown on drawings)	1	Item	400.00	400.00
- Allowance for forming pond; approx 54m2 plan area	1	Item	4,800.00	4,800.00
8.6 External works and services				
- Inc.				Inc.

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 2,333

5.2 HAWTHORN GROVE

	Quantity	Unit	Rate	Total
8.7 External drainage				
- Not applicable				n/a
8.8 External Services				
- Not applicable				n/a
8.9 Minor building work				
- Not applicable				n/a
				<hr/>
			Sub Total	108,631
				<hr/> <hr/>

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 8,819

5.3 SPRINGFIELD QUARRY

	Quantity	Unit	Rate	Total
8.0 EXTERNAL WORKS				
8.1 Site preparation works				
- Tree protection measures (likely line of heras, thus, reduced rate)	84	No.	75.00	6,300.00
- Excavate; topsoil				Inc.
- Disposal ; off-site				Inc.
- Excavate; sub-soil				Inc.
- Disposal ; off-site				Inc.
- Allowance for breaking-up existing hard materials				Excl.
- Allowance for grubbing up roots				Excl.
- Disposal of surface water	1	Item	500.00	500.00
- Allowance for removing vegetation to existing pond	1	Item	1,900.00	1,900.00
8.2 Roads, paths and paving's				
- Self-binding gravel	434	m2	70.00	30,345.70
- Reinforced grass	40	m2	120.00	4,827.60
- Timber edging	588	m	15.98	9,393.80
8.3 Planting				
Not applicable				
8.4 Fencing, railings and walls				
- Estate railing	303	m	90.00	27,285.30
- New pedestrian gate	1	No.	1,500.00	1,500.00
8.5 Site/street furniture and equipment				
Street Furniture:				
- Ref. F1; Individual timber seat with back	7	No.	1,500.00	10,500.00
- Ref. F2; Combined litter and dog waste bin (assumed quantity)	2	No.	2,000.00	4,000.00
- Ref. F3; Communal picnic table with seating	1	No.	2,000.00	2,000.00
- Ref. F4; Informal timber log seating	6	No.	200.00	1,200.00
- Ref. F5; Interpretation signage	5	No.	800.00	4,000.00
- Ref. F6; Stone sculpture, say	1	No.	2,500.00	2,500.00
- Ref. F7; Nature pond decking (52m2) inc. balustrades	1	No.	18,200.00	18,200.00
- Allowance for bird and bat boxes (not shown on drawings)	1	Item	600.00	600.00
Allowance for forming stairs from Hawthorn Grove into Quarry:				
- Task specific preliminaries, say	1	Item	5,000.00	5,000.00
- Allowance for clearance of vegetation	1	Item	3,450.00	3,450.00
- Concrete bases inc. excavation and hold-down bolts	56	No.	425.00	23,800.00
- Steel frame; assumed quantities	19	t	4,000.00	74,264.08
- Timber steps (e/o)	8	No.	500.00	4,000.00
- Timber decking	384	m2	210.00	80,654.70

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 8,819

5.3 SPRINGFIELD QUARRY

	Quantity	Unit	Rate	Total
- Timber Balustrade	204	m	95.00	19,413.25
Total prior to on-costs: £211,000				
8.6 External works and services				
- Inc.				Inc.
8.7 External drainage				
- Not applicable				n/a
8.8 External Services				
- Not applicable				n/a
8.9 Minor building work				
- Not applicable				n/a
				335,634
			Sub Total	335,634

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 43,385

5.4 SPRINGFIELD PARK

	Quantity	Unit	Rate	Total
8.0 EXTERNAL WORKS				
8.1 Site preparation works				
- Tree protection measures	144	No.	50.00	7,200.00
- Excavate; topsoil				Inc.
- Disposal ; off-site				Inc.
- Excavate; sub-soil				Inc.
- Disposal ; off-site				Inc.
- Allowance for breaking-up existing hard materials				Excl.
- Allowance for grubbing up roots				Excl.
- Disposal of surface water	1	Item	500.00	500.00
8.2 Roads, paths and paving's				
- Standard macadam surface (pedestrian spec)	858	m2	90.00	77,264.10
- Allowance for forming steps /ramped footpath to improved access rom Axbridge road	1	Item	1,500.00	1,500.00
- Self-binding gravel	814	m2	70.00	56,997.50
- Bound rubber mulch	232	m2	110.00	25,547.50
- Existing crumb (retained)			Excl.	Excl.
- Concrete edging	705	m	24.09	16,972.59
- Timber edging	1,246	m	15.98	19,916.31
8.3 Planting				
- Meadow grassland	6,672	m2	0.50	3,336.07
8.4 Fencing, railings and walls				
- Existing chain link fencing; to be retained			Excl.	Excl.
- Existing stone wall to be retained			Excl.	Excl.
- Flat top fencing; 1.2m high	105	m	154.00	16,170.00
- Gates; single; 2-way self-closing with easy latch (e/o)	2	No.	1,200.00	2,400.00
- Knee rail fencing	42	m	75.00	3,122.25
8.5 Site/street furniture and equipment				
Play Equipment:				
- Ref. PE1; Playdale inclusive Orbit IORB	1	No.	8,363.00	8,363.00
- Ref. PE2; Timberplay Multi-Surface Twin Swing Special 6.12820	1	No.	3,188.00	3,188.00
- Ref. PE3; Timberplay toddlers twin swing special 6.12720	1	No.	4,889.00	4,889.00
- Ref. PE4; Playdale rolling log RLG/S	1	No.	2,446.00	2,446.00
- Ref. PE5; Playdale twin balance beams BBT/S	1	No.	1,892.00	1,892.00
- Ref. PE6; Playdale intertwine INT/S	1	No.	2,500.00	2,500.00
- Ref. PE7; Timberplay combination hut 2.12120 with timberplay small platform hut 3.14.4350 connected by timberplay rope bridge (4m) 3.66560	1	No.	9,141.00	9,141.00
- Ref. PE8; Wooden deck	1	m2	8,100.00	8,100.00

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 43,385

5.4 SPRINGFIELD PARK

	Quantity	Unit	Rate	Total
Street Furniture:				
- Ref. F1; Standard bench with back	3	No.	1,500.00	4,500.00
- Ref. F2; Combined litter and dog waste bin	2	No.	2,000.00	4,000.00
- Ref. F3; Small bespoke block seating	3	No.	2,000.00	6,000.00
- Allowance for existing BMX Pump track to be improved with new gravel surface, say	1	Item	15,000.00	15,000.00
- Allowance for bird and bat boxes (not shown on drawings)	1	Item	400.00	400.00
8.6 External works and services				
- Inc.				Inc.
8.7 External drainage				
- Not applicable				n/a
8.8 External Services				
- Not applicable				n/a
8.9 Minor building work				
- Not applicable				n/a
				301,345
				301,345

Sub Total

301,345

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 6,631

5.5 BACKSTONES OPEN SPACE

	Quantity	Unit	Rate	Total
8.0 EXTERNAL WORKS				
8.1 Site preparation works				
- Tree protection measures	7	No.	150.00	1,050.00
- Excavate; topsoil				Inc.
- Disposal ; off-site				Inc.
- Excavate; sub-soil				Inc.
- Disposal ; off-site				Inc.
- Allowance for breaking-up existing hard materials				Excl.
- Allowance for grubbing up roots				Excl.
- Disposal of surface water	1	Item	250.00	250.00
8.2 Roads, paths and paving's				
- Self-binding gravel	442	m2	70.00	30,969.40
- Bound rubber crumb; to play area	586	m2	132.00	77,344.08
- Timber edging	330	m	15.98	5,272.36
8.3 Planting				
- Large tree	4	No.	1,000.00	4,000.00
- Tree pit; in soft	4	No.	500.00	2,000.00
- Medium tree	13	No.	500.00	6,500.00
- Tree pit; in soft	13	No.	350.00	4,550.00
8.4 Fencing, railings and walls				
- Existing flat top fencing; to be retained			Excl.	Excl.
- Existing stone wall to be retained			Excl.	Excl.
- Allowance for creating access to path which links Popes Walk; scope to be fully defined	1	Item	1,000.00	1,000.00
8.5 Site/street furniture and equipment				
Play Equipment:				
- Ref. PE1; Play boulders	1	Item	1,700.00	1,700.00
- Ref. PE2; Stepping logs	1	No.	700.00	700.00
- Ref. PE3; Half round logs	1	No.	400.00	400.00
- Ref. PE4; Play hut and slide	1	No.	4,053.00	4,053.00
- Ref. PE5; Fallen logs	1	No.	800.00	800.00
Street Furniture:				
- Ref. F1; Standard bench with back	3	No.	1,500.00	4,500.00
- Ref. F2; Combined litter and dog waste bin	1	No.	2,000.00	2,000.00
- Ref. F3; Small bespoke block seating	1	No.	2,000.00	2,000.00
- Ref. F4; Signage and interpretation	2	No.	600.00	1,200.00
- Allowance for bird and bat boxes (not shown on drawings)	1	Item	400.00	400.00

Job No: 40297
Client: B&NES Council

Issue Date : 10-Oct-22
Base Date : 3Q 2022
Overall Area (m2): 6,631

5.5 BACKSTONES OPEN SPACE

	Quantity	Unit	Rate	Total
8.6 External works and services				
- Inc.				Inc.
8.7 External drainage				
- Not applicable				n/a
8.8 External Services				
- Not applicable				n/a
8.9 Minor building work				
- Not applicable				n/a
				<hr/>
			Sub Total	150,689
				<hr/> <hr/>

6.0 SCHEDULE OF AREAS

Area	Overall Area (m ²)
5.1: Entry Hill Open Space	10,940
5.2: Hawthorn Grove	2,333
5.3: Springfield Quarry	8,819
5.4: Springfield Park	43,385
5.5: Backstones Open Space	6,631
Total	<u>72,107</u>