

Order of Cost Estimate

Bridgehead, Staircase and New Lift to Bridge Crossing
2 Berol Yard, Tottenham Hale, London

Berkeley Square Development

17 March 2023

R220077/E8/0019

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2 Berol Yard, Tottenham Hale, London
Order of Cost Estimate
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Approval Sign-off

Revision	Stage	Approval Date	Comments
-	Order of Cost	17/03/2023	First Issue

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Position	Quantity Surveyor	Position	Senior Associate
Date	17/03/2023	Date	17/03/2023

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1.0 Introduction & Executive Summary

- 1.1 calfordseaden has been commissioned by Berkeley Square Development to provide a Order of Cost for the Bridgehead, Staircase and New Lift for the proposed project at 2 Berol Yard, Tottenham Hale
- 1.2 The purpose of this Order of Cost Estimate is to determine the possible build cost early in the design stage, to provide a frame for reference for the development's section 106 contribution.
- 1.3 Figures contained in this estimate should be seen as indicative as the scheme is at RIBA Stage 2. Assumptions have been made for various elements and these are noted within Section 2, however, we suggest that these allowances for individual elements are reviewed and tested as the design develops and further site survey information becomes available.
- 1.4 The overall estimated cost is summarised below, which excluded any allowance for inflation (refer to section 3 for a detailed summary).

	£
Building Works	
2 Berol Yard	
Bridgehead, Staircase and New Lift	518,700
Total	518,700

- 1.5 The current estimated budget cost plan detailed above excludes both tender price and construction inflation. Berkeley Square Development should be mindful of the continuing uncertainties arising from withdrawal from the European Union on construction and in respect of any tariffs that may be imposed.
- 1.6 In addition to the above, this Cost Plan excludes changes in cost and/or programme caused by an epidemic or pandemic disease, advice or guidance issued and/or laws or actions taken by the UK Government or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto.
- 1.7 The building industry is currently volatile and is expected to remain so for the period for which inflation is being predicted, due to continued cost pressures due to supply chain issues, energy price rises, Ukraine war, shortage of labour, etc.
- 1.8 This document sets out the basis, assumptions and exclusions of our work. This should be read carefully to ensure that it is consistent with your understanding of the project. The document provides an estimate of costs based on those assumptions and exclusions and is not an assurance or guarantee that those will be the costs actually incurred.

2.0 Notes & Assumptions

2.1 The following design documentation was used in the preparation of this estimate:

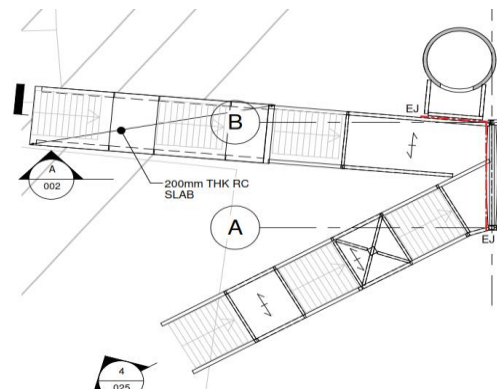
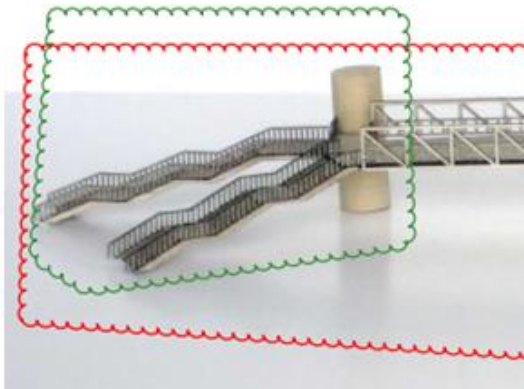
Witherford Watson Mann (WWM):

Tottenham Hale Green Grid Bridges Urban Design (dated 26/07/2016_Rev 2)

Title	Revision	
Stage 2 Design	2	Pages 22-31 of the Bridge Urban Design document as noted above

2.2 The following has been assumed in the preparation of this estimate:

- a Works to be procured under a fixed-price competitively tendered JCT D&B contract to specialist contractors
- b Costs based at 1Q23 prices with Construction and Tender Price Inflation excluded
- c The following design has been priced as provided on Pages 22 & 23 of the Bridge Urban Design document
 - Structural material cor-ten weathering steel
 - Deck in Asphalt on concrete, min 25mm thick on screed to falls
 - Guardrail in cor-ten steel, tied back to the truss, with hardwood handrail
 - Cylindrical lift shafts clad in coloured glazed brick slips
 - CCTV to be integrated in lift and lift doors
 - Data and telephony - emergency telephone
- d The Order of Cost estimate includes the bridghead, Staircase and New lift only. Please see below image which presents the scope, areas within the green area are included



- e Location of power provision unknown, an allowance of £25,000 has been assumed for connection to an existing electrical supply
- f 200mm RC slab to Staircase B
- g Tapered RC pier 2000x600 at base
- h Piled foundations to a depth of 11m with pile caps included
- i Free sliding Bearings to fixed points with movement joint in deck (connection to adjacent bridge)
- j 150mm RC slab on comflor 80 metal decking with 19mm dia shear studs on each cross beam (staircase platforms and footpath)
- k All steelwork included as weathering steel
- l External grade 12-person passenger lift

2.0 Notes & Assumptions (cont)

- 2.3 The following items are **excluded**:
- a Professional/design/legal fees
 - b Design consultant fees to tender stage (post-contract design fees normally included in a D&B contract have been included)
 - c Value Added Tax (VAT)
 - d Client finance costs and insurances
 - e Any work required to adjoining land or properties
 - f Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over-sailing licences, scaffold licences, sale or letting fees/costs and other developer's
 - g Costs arising from a Section 106 agreement (application/consulting fees)
 - h Costs arising from a Section 278 agreement
 - i Costs arising from a Community Infrastructure Levy assessment
 - j Local Authority charges, road closures, etc.
 - k Monitoring of adjacent buildings
 - l Abnormal ground conditions (piling included)
 - m Measures associated with barriers against methane/carbon dioxide gas
 - n Archaeological survey or excavation costs
 - o Any works associated with the London Underground tunnels
 - p Any works associated with the Ashley Road or Watermead Way highways (Upgrading of Road and Paths
 - q Any works associated with the railway line
 - r Any works associated with the remaining bridge crossing (outside of green area as shown in 2.2 item d above)
 - s Relocation or upgrade of existing bus stop shelter on Watermead Way
 - t Diversion of services (assumes foundations do not disturb any existing services)
 - u Removal of contaminated soil

3.0 Cost Estimate Summary - 2 Berol Yard - Bridgehead, Staircase and New Lift

2 Berol Yard			
		£	%
Building Works			
0.0	Facilitating Works		
1.0	Substructure	83,388	16.08%
2.0	Superstructure	182,486	35.18%
3.0	Internal Finishes		
4.0	Fittings, Furnishings and Equipment		
5.0	Mechanical & Electrical	110,533	21.31%
6.0	Complete Buildings		
7.0	Work to Existing Buildings		
9.0	External Works and Drainage		
	Sub-total	376,407	72.57%
10.0	Main contractor's preliminaries	52,697	10.16%
	Sub-total	429,105	82.73%
11.0	Main contractor's OHP	25,746	4.96%
	Sub-total	454,851	87.69%
Risk allowances			
12.0	Design Development Risk	11,371	2.19%
13.0	Construction Risk	34,967	6.74%
	Sub-total	501,189	96.62%
14.0	Tender Price Inflation		excl
15.0	Construction Inflation		excl
	Sub-total - net build cost	501,189	96.62%
16.0	D & B Contractor's fees	17,512	3.38%
	Total anticipated D&B tender	518,700	100.00%

Appendix A

Appendix A - Cost Detail

Cost Detail - 2 Berol Yard - Bridgehead, Staircase and New Lift

			2 Berol Yard	
ELEMENT	Unit	Rate	Qty	£
(1.1) FOUNDATIONS				
Elemental Unit Rate				
Piled Foundations				
Sub-contractor prelims	%	10		3,403
Plant and labour	wks	1,000	4	4,000
Warranties etc.	item	1,500	1	1,500
Pilling mat				
Temporary design	item	1,000	1	1,000
Supply and lay terram	per m2	15	56	835
Supply and lay 300mm thick mat	per m3	60	17	1,002
Disposal, say 50%	per m3	60	8	501
Mobilisation	item	4,000	1	4,000
Move plant to pile position and set up	per no	30	12	360
Setting out pile positions	per no	25	12	300
Pile diameter: assume 450mm: Depth: 11m	per no	450	12	5,400
Reinforcement	per no	200	12	2,400
Disposal of pile arisings	per m3	60	8	501
Integrity	per no	25	12	300
Cutting off tops of piles	per no	70	12	840
Pile Caps				
Allowance for pile cap	per nr.	600	12	7,200
Substructure				
Excavation; ground slab areas	per m3	30	56	1,670
Disposal off site	per m3	60	56	3,339
Level and compact bottoms of excavations	per m2	2	56	111
Blinding bottoms of excavations	per m2	3	56	167
Earthwork support	per m2	40	56	2,226
Sundries (obstructions, etc.)	%	5		1,883
Form new lift pit				
Excavation	per m3	30	8	240
Disposal off site	per m3	60	8	480
EWS	per m2	40	16	640
Formwork	per m2	70	16	1,120
Concrete walls	per m2	250	16	4,000
Granular to make up levels	per m3	200	1	280
RC slab	per m2	250	4	1,000
			-	50,697
(1.2) FLOOR CONSTRUCTION				
To GF constrction				
200mm RC slab	per m2	250	56	13,913
Formwork to slab	per m2	70	11	779
To bridgehead, stairs				
150mm RC slab	per m2	200	50	10,000
Metal decking	per m2	110	50	5,500
15mm dia sheer studs	per m2	50	50	2,500
			-	32,692
(1) TOTAL - SUBSTRUCTURE				83,388
(2.1) FRAME				
Structural frames				

Cost Detail - 2 Berol Yard - Bridgehead, Staircase and New Lift

			2 Berol Yard	
ELEMENT	Unit	Rate	Qty	£
Steel frame (incl girders and columns etc.)	tonne	8,000	5	36,851
Allowance for Free Sliding Bearings	per no.	3,500	4	14,000
			-	50,851
(2.2) UPPER FLOORS				
Included in 1.2				
(2.3) ROOF				
Roof structure				
Roof to lift structure	per m2	200	12	2,400
Roof coverings				
Flat roof	per m2	150	12	1,800
Sundries	%	5		210
			-	4,410
(2.4) STAIRS				
Stair structures; Frame included above				
Stair; concrete 3m wide	per no.	2,000	6	12,000
Stair handrails				
Hardwood handrail (weather protected)	per m	80	115	9,213
Floor finish				
Asphalt to concrete	per m²	80	82	6,560
Balustrading				
Cor-Ten steel balustrading	per m	550	115	63,338
			-	91,111
(2.5) EXTERNAL WALLS				
Wall build-up:-				
Lift shaft structure	per m2	200	119	23,720
Coloured glazed brick slip	per m2	90	119	10,674
Sundries	%	5		1,720
			-	36,114
(2.6) WINDOWS & EXTERNAL DOORS				
(2.7) INTERNAL WALLS				
(2.8) INTERNAL DOORS				
(2) TOTAL - SUPERSTRUCTURE				182,486
(3.1) WALL FINISHES				
(3.2) FLOOR FINISHES				
(3.3) CEILING FINISHES				
(3) TOTAL - INTERNAL FINISHES				0
(4) FITTINGS				
			-	0
(4) TOTAL - FITTINGS				0
(5.1) SANITARY FITTINGS				

Cost Detail - 2 Berol Yard - Bridgehead, Staircase and New Lift

			2 Berol Yard	
ELEMENT	Unit	Rate	Qty	£
(5.2) DISPOSAL INSTALLATIONS				
(5.3) WATER INSTALLATIONS				
(5.4) HEAT SOURCE				
(5.5) SPACE HEATING				
(5.6) VENTILATION SYSTEMS				
(5.7) ELECTRICAL INSTALLATIONS				
External lighting; to lift, staircase and bridgehead				
Recessed lighting to hand rails; say,	per m.	100	115	11,516
Lift area	per no.	1,200	4	4,800
Bridgehead (top of stairs)	per no.	1,200	4	4,800
Allow. for distribution of power/data (location unkn	item	25,000	1	25,000
			-	46,116
(5.8) GAS AND OTHER FUEL INSTALLATIONS				
(5.9) LIFT INSTALLATIONS				
External Grade Passenger lift				
Assume 12 person, to serve 6m high bridge	per no.	40,000	1	40,000
			-	40,000
(5.10) FIRE AND LIGHTNING PROTECTION				
(5.11) COMMUNICATION, SECURITY AND CONTROL SYSTEMS				
CCTV; integrated within lift and at lift doors				
Allowance for CCTV	item	5,000	1	5,000
Communication system				
Emergency telephone to lift	item	5,000	1	5,000
			-	10,000
(5.12) SPECIALIST INSTALLATIONS				
(5.13) BWIC WITH SERVICES				
BWIC with M&E installation	%	10.0		9,612
			-	9,612

Cost Detail - 2 Berol Yard - Bridgehead, Staircase and New Lift

			2 Berol Yard	
ELEMENT	Unit	Rate	Qty	£
(5.14) TESTING & COMMISSIONING				
Testing & commissioning/O&M Manuals	%	2.5		2,403
Attendance	%	2.5		2,403
				4,806
(5) TOTAL - M & E SERVICES				110,533
SUB TOTAL - BUILDING WORKS				376,407
(7.1) PRELIMINARIES		14.00%		52,697
(8.1) PROFIT & OVERHEADS		6.00%		25,746
SUB-TOTAL				454,851
(9.1) Design Development Risk		2.50%		11,371
(9.2) Pricing and Construction Risk		7.50%		34,967
SUB-TOTAL				501,189
(10.1) Contractor Fees		3.50%		17,512
TOTAL (BEFORE INFLATION)				518,700
(11.1) ALLOWANCE FOR TENDER PRICE INFLATION		excl		
(11.2) ALLOWANCE FOR CONSTRUCTION INFLATION		excl		
TOTAL ESTIMATED COST				518,700