

# APPENDIX 13

## Cost Estimate

**SUMMARY OF ESTIMATES**

Q4/2014

SERIES/DESCRIPTION	Public Realm (including Transport Hub)	CLR Link Road	Royal Mail Relocation (To be included in the overall CLR Link Road)
	£	£	£
INTERNAL STRUCTURAL WORKS			177,367
ACCESS ROAD (ALL SERIES)			INC. IN CLR
Series 200 - Site Clearance	41,779	972,103	66,308
Series 300 - Fencing			156,000
Series 400 - Road Restraint Systems	9,785	150,955	
Series 500 - Drainage	322,184	1,306,051	146,814
Series 600 - Earthworks		1,471,330	404,454
Series 700 - Pavements	817,169	1,773,930	390,415
Series 1100 - Kerbs and Footways	1,382,491	618,145	14,525
Series 1200 - Traffic Signals	259,614	715,981	30,595
Series 1300 - Street Lighting	183,241	63,190	49,201
Series 1400 - Electrical work for Road Lighting and Traffic Signs		85,445	96,039
Series 2400 - Stonework	46,000		
Series 2700 - Accommodation Works		216,648	
Series 3000 - Landscape and Ecology	587,420	71,077	
STRUCTURES		100,590	326,523
<b>CONSTRUCTION SUB TOTAL</b>	<b>3,649,683</b>	<b>7,545,445</b>	<b>1,858,240</b>
WORKS FOR STATUTORY UNDERTAKERS (From a combination of C3 estimates and % allowance for some elements. )	471,500	429,761	230,000
<b>CONSTRUCTION TOTAL</b>	<b>4,121,183</b>	<b>7,975,206</b>	<b>2,088,240</b>

Contractors OH&P included within rates

**Costs to Date (up to and including 2014/15)**

Land Purchase and Disturbance costs	£6,797,192
Fees	£2,652,734
Construction	£615,465
<b>Total</b>	<b>£10,065,391</b>

**Forecast Land costs for CLR (2015/16)**

Forecast Land costs for CLR (2015/16)	<b>£4,225,100</b>
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<b>Maintenance Costs per Annum</b>	<b>£71,000.00</b>
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**SUMMARY OF ESTIMATES**

Q4/2014

SERIES/DESCRIPTION	Public Realm (including Transport Hub) (A)	
	%	£
Construction Series Total		3,649,683
Cost Estimate Uncertainty	15.00%	547,452
<b>CONSTRUCTION COST</b>		<b>4,197,135</b>
PRELIMINARIES	20.00%	839,427
TRAFFIC MANAGEMENT	10.00%	419,714
WORKS FOR STATUTORY UNDERTAKERS	Based on C2/C3 Estimates	471,500
<b>CONSTRUCTION TOTAL</b>		<b>5,927,776</b>
PROFESSIONAL FEES-PREPARATION	6.00%	355,667
PROFESSIONAL FEES- SUPERVISION (including QS, Comms and Admin)	3.50%	207,472
<b>SCHEME TOTAL</b>		<b>£6,490,914</b>

CLR Link Road, including Royal Mail Relocation (B)	
%	£
	9,403,685
12.50%	1,175,461
	<b>10,579,146</b>
20.00%	2,115,829
8.00%	846,332
From a combination of C3 estimates and % allowance for some elements.	750,772
	<b>14,292,079</b>
Est. Build Up for outstanding design to completion	318,986
Est. Build Up	741,714
	<b>£15,352,779</b>

HCCTP Package (Public Realm and CLR Link Road) (C= A+B)
£
13,053,368
1,722,913
<b>14,776,281</b>
2,955,256
1,266,045
1,222,272
<b>20,219,854</b>
674,653
949,186
<b>£21,843,693</b>

**COSTS TO DATE towards CLR Link Road, including Royal Mail Relocation (TO END 2014/15)**

Land Costs	<b>£6,797,192</b>
Design fees	<b>£2,652,734</b>
Construction	<b>£615,465</b>

<b>£6,797,192</b>
<b>£2,652,734</b>
<b>£615,465</b>

Forecast Land costs for CLR (2015/16)

**£4,225,100**

**RISK ALLOWANCE (Based on QCRA)**

**£1,734,801**

**TOTAL (Base price including allowance for Risk)**

**£37,868,985**

Maintenance Costs per Annum

**£71,000**

Note: An allowance for Optimism Bias of 15% has been made in the TUBA assessment.

TOTAL Base price (including allowance for Risk) by category

	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision	Risk(Mean)
<b>CLR Link Road</b>	14,156,772	11,022,292	750,772	2,971,720	741,714	
<b>Public Realm</b>	5,456,276	0	471,500	355,667	207,472	
<b>Total</b>	<b>19,613,047</b>	<b>11,022,292</b>	<b>1,222,272</b>	<b>3,327,387</b>	<b>949,186</b>	<b>1,734,801</b>

Profiling using Delivery programme

CLR Link Road

Financial Years	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)
Total					
2014/15	£615,465	£6,797,192	£0	£2,652,734	£0
2015/16	£3,000,000	£4,225,100	£375,386	£318,986	£0
2016/17	£8,433,045	£0	£375,386	£0	£593,371
2017/18	£2,108,261	£0	£0	£0	£148,343
2018/19	£0	£0	£0	£0	£0
2019/20	£0	£0	£0	£0	£0

Public Realm (including Transport Hub)

Financial Years	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision
Total					
2014/15	£0	£0	£0	£40,000	£0
2015/16	£0	£0	£0	£0	£0
2016/17	£0	£0	£0	£315,667	£0
2017/18	£2,182,510	£0	£471,500	£0	£82,989
2018/19	£2,182,510	£0	£0	£0	£82,989
2019/20	£1,091,255	£0	£0	£0	£41,494

Base Cost for the full HCTP (Full Scheme) - Price base Q4 2014

Total	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)	Total
2014/15	£615,465	£6,797,192	£0	£2,692,734	£0	£10,105,391
2015/16	£3,000,000	£4,225,100	£375,386	£318,986	£0	£7,919,472
2016/17	£8,433,045	£0	£375,386	£315,667	£593,371	£9,717,469
2017/18	£4,290,772	£0	£471,500	£0	£231,332	£4,993,603
2018/19	£2,182,510	£0	£0	£0	£82,989	£2,265,499
2019/20	£1,091,255	£0	£0	£0	£41,494	£1,132,750

Base Cost for the full HCTP (Full Scheme) - WITH RISK ADJUSTED COST -Price base Q4 2014

Total	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)	Total (w/o risk)	Risk allowance	TOTAL (with Risk allowance)
2014/15	£615,465	£6,797,192	£0	£2,692,734	£0	£10,105,391	0	£10,105,391
2015/16	£3,000,000	£4,225,100	£375,386	£318,986	£0	£7,919,472	£527,827	£8,447,299
2016/17	£8,433,045	£0	£375,386	£315,667	£593,371	£9,717,469	£647,663	£10,365,132
2017/18	£4,290,772	£0	£471,500	£0	£231,332	£4,993,603	£332,820	£5,326,423
2018/19	£2,182,510	£0	£0	£0	£82,989	£2,265,499	£150,994	£2,416,493
2019/20	£1,091,255	£0	£0	£0	£41,494	£1,132,750	£75,497	£1,208,247
<b>TOTAL</b>	<b>£19,613,047</b>	<b>£11,022,292</b>	<b>£1,222,272</b>	<b>£3,327,387</b>	<b>£949,186</b>	<b>£36,134,184</b>	<b>£1,734,801</b>	<b>£37,868,985</b>

Maintenance Costs per Annum

£71,000.00

OUTTURN COSTS (REAL PRICES to include Construction based inflation)

Using BCIS All-in TPI indices

Total	Construction Cost	Land Purchase	Statutory Utilities	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)	Risk	TOTAL (with Risk allowance)	Construction based inflation
2014/15	£615,465	£6,797,192	£0	£2,692,734	£0	£0	£10,105,391	
2015/16	£3,080,197	£4,338,047	£385,421	£327,513	£0	£541,937	£8,673,116	2.67%
2016/17	£8,888,978.65	£0	£395,681	£332,733	£625,452	£682,678.51	£10,925,523	5.41%
2017/18	£4,677,718.53	£0	£514,020	£0	£252,193	£362,834.32	£5,806,767	9.02%
2018/19	£2,460,042.82	£0	£0	£0	£93,542	£170,194.65	£2,723,779	12.72%
2019/20	£1,263,849.20	£0.00	£0.00	£0.00	£48,057.23	£1,311,906.43	£2,623,813	15.82%
<b>TOTAL</b>	<b>£20,986,251</b>	<b>£11,135,239</b>	<b>£1,295,123</b>	<b>£3,352,980</b>	<b>£1,019,244</b>	<b>£3,069,551</b>	<b>£40,858,389</b>	

Note: An allowance for Optimism Bias of 15% has been made in the TUBA assessment.

Base Cost for the full HCTP (Full Scheme) - WITH RISK ADJUSTED COST -Price base Q4 2014 (£000)

Year	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)	Construction	Land	Statutory Undertakers	Risk	Total
2014/15	£2,693	£0	£615	£6,797	£0	£0	£10,105
2015/16	£319	£0	£3,000	£4,225	£375	£528	£8,447
2016/17	£316	£593	£8,433	£0	£375	£648	£10,365
2017/18	£0	£231	£4,291	£0	£472	£333	£5,326
2018/19	£0	£83	£2,183	£0	£0	£151	£2,416
2019/20	£0	£41	£1,091	£0	£0	£75	£1,208
<b>Total</b>	<b>3,327</b>	<b>949</b>	<b>19,613</b>	<b>11,022</b>	<b>1,222</b>	<b>1,735</b>	<b>£37,869</b>

OUTTURN COSTS (REAL PRICES to include Construction based inflation) (£000)

Year	Professional Fees-Preparation	Professional Fees-Supervision (including QS, Comms and Admin)	Construction	Land	Statutory Undertakers	Risk	Total
2014/15	£2,693	£0	£615	£6,797	£0	£0	£10,105
2015/16	£328	£0	£3,080	£4,338	£385	£542	£8,673
2016/17	£333	£625	£8,889	£0	£396	£683	£10,926
2017/18	£0	£252	£4,678	£0	£514	£363	£5,807
2018/19	£0	£94	£2,460	£0	£0	£170	£2,724
2019/20	£0	£48	£1,264	£0	£0	£131	£2,624
<b>Total</b>	<b>3,353</b>	<b>1,019</b>	<b>20,986</b>	<b>11,135</b>	<b>1,295</b>	<b>3,070</b>	<b>£40,858</b>

**BCIS ALL-IN TPI**

Common Base for BCIS 2Q2013

Year GDP Deflator  
100  
102.31

	Index	Annual Inflation (%)	Construction Only (Factor)	Construction Inflation (%)		GDP Deflator
	Q2/2013	236.00				103.45
	Q3/2013	234.00				105.23
	Q4/2013	238.00			2014	107.65
	Q1/2014	246.00			2015	109.37
	Q2/2014	255.00			2016	111.34
	Q3/2014	247.00			2017	113.46
Price base	Q4/2014	255.00			2018	115.73
	Q1/2015	257.00			2019	118.1
	Q2/2015	261.00			2020	120.58
	Q3/2015	264.00				
Inflation 2015	Q4/2015	266.00	4.31%	1.026732427	2.67%	
	Q1/2016	268.00				
	Q2/2016	272.00				
	Q3/2016	275.00				
Inflation 2016	Q4/2016	278.00	9.02%	1.054065096	5.41%	
	Q1/2017	283.00				
	Q2/2017	287.00				
	Q3/2017	290.00				
Inflation 2017	Q4/2017	293.00	14.90%	1.090181216	9.02%	
	Q1/2018	297.00				
	Q2/2018	302.00				
	Q3/2018	306.00				
Inflation 2018	Q4/2018	309.00	21.18%	1.127162107	12.72%	
	Q1/2019	313.00				
	Q2/2019	318.00				
	Q3/2019	321.00				
Inflation 2019	Q4/2019	324.00	27.06%	1.15816108	15.82%	