Currie and Brown - Summary Cost Estimate for Jacobs Option 3C and FoPP Option 1D
Issued Date: 10 October 2025
Issue Number: 2 with FoPP amendments

	Option 3c Upper Jacobs Cost	a Weir Cost	b Crest Cost	a + b Sub Total	c Culvert Cost	a + b + c FoPP 1D Cost	FoPP Notes
0 Building works estimate	**£940,099**	**£423,660**	**£94,000**	**£517,660**	**£271,950**	**£789,610**	*Breakdown on '2. Works Compare' sheet*
1. Main Contractor's Preliminaries	£141,015	£63,549	£14,100	**£77,649**	£40,793	**£118,442**	*15% Uplift*
2. Surveys	£95,000	£69,751	£15,476	**£85,227**	£44,773	**£130,000**	*Value*
3. Main Contractor's Overheads & Profit	£129,372	£61,266	£13,593	**£74,859**	£39,327	**£114,186**	*11% Uplift*
4. Contractor Contingency allowances	£130,549	£61,823	£13,717	**£75,539**	£39,684	**£115,224**	*10% Uplift*
5. Inflation on construction works	£61,106	£28,937	£6,421	**£35,358**	£18,575	**£53,933**	*4.21% Uplift*
B Construction works cost estimate including inflation	**£1,497,140**	**£708,985**	**£157,307**	**£866,292**	**£455,102**	**£1,321,394**	
6. Client Project/design team fees	£158,284	£75,429	£16,736	**£92,165**	£68,418	**£160,583**	£20k licence to excavate field inc culvert cost
7. Other development/project costs	£65,000	£8,048	£1,786	**£9,834**	£30,166	**£40,000**	£25k road closure inc culvert cost
C Base cost estimate	**£1,720,424**	**£792,462**	**£175,828**	**£968,291**	**£553,687**	**£1,521,977**	
8. Client risk allowances	*£344,085*	£163,321	£36,237	**£199,558**	£186,962	**£386,520**	*20% Uplift based on base cost estimate "C"*
9. Inflation on client costs	*£21,793*	£11,413	£2,532	**£13,945**	£7,326	**£21,271**	*4.21% Uplift*
D Anticipated Client Cost (including inflation)	**£2,086,301**	**£967,196**	**£214,598**	**£1,181,794**	**£747,974**	**£1,929,768**	
10. Additional scheme costs not included in QS cost estimates	£4,821,016	*£0*	*£0*	*£0*	*0*	*0*	Other scheme costs in addition to QS costs
E Total Overall Client Cost (including inflation)	**£6,907,318**	**£967,196**	**£214,598**	**£1,181,794**	**£747,974**	**£1,929,768**	

Difference FOPP 1D a + b to Jacobs 3C	**-£5,725,524**
Difference FOPP 1D a + b + to Jacobs 3C	**-£4,977,549**

Notes:
Excludes VAT
Includes inflation to tender date and during construction period
Breakdown of building works estimate included in worksheet 5. Compare
See Jacobs 3c and FoPP 1D for details
Uplift costs pro-rated across the separate sections of the FoPP scheme

Currie and Brown - Building works estimate for Jacobs Option 3C and FoPP Option 1D
Issued Date: 10 October 2025
Issue Number: 2 with FoPP amendments

		Jacobs 3C	a Weir Cost	b Crest Cost	a + b Sub Total	c Culvert Cost	a + b + c FoPP 1D
0. External Works							
0.01	Construct temporary bund wall and pump in pool	£100,000	£25,000		**£25,000**		**£25,000**
0.02	Remove site vegetation	£24,300	£1,455		**£1,455**		**£1,455**
0.03	Removal of trees/groups	£128,400	£0		**£0**		**£0**
0.04	Stump removal	£164,615	£1,000		**£1,000**		**£1,000**
0.05	Trim sides of embankment	£15,000	£33,800		**£33,800**		**£33,800**
0.06	Site strip	£20,000	£4,850		**£4,850**		**£4,850**
0.07	Excavate to reduced levels	£0	£11,860		**£11,860**	£0	**£11,860**
0.08	Earthwork support	£9,600	£72,800		**£72,800**	£0	**£72,800**
0.09	Disposal of excavated material off site	£22,750	£38,545		**£38,545**	£1,950	**£40,495**
0.10	Break up of road and disposal		£0		**£0**	£0	**£0**
0.11	Excavation around live services	£0	£0		**£0**	£0	**£0**
0.12	Support live services	£0	£0		**£0**	£0	**£0**
0.13	Hardcore bed	£24,000	£7,050		**£7,050**	£20,000	**£27,050**
0.14	900mm dia Aquaspira pipes		£0		**£0**	£0	**£0**
0.15	Hardcore backfill		£0		**£0**	£0	**£0**
0.16	Head wall		£0		**£0**	£20,000	**£20,000**
0.17	Reinstate hedge		£0		**£0**	£5,000	**£5,000**
0.18	Reinstate road and footpath formation	£16,000	£0		**£0**	£0	**£0**
0.19	Temporary track to field, including reinstatement	£0	£0		**£0**	£0	**£0**
0.20	Reinforced concrete bed		£8,750		**£8,750**		**£8,750**
0.21	Reinforced concrete walls	£7,500	£61,950		**£61,950**		**£61,950**
0.22	Formwork	£14,833	£20,000		**£20,000**		**£20,000**
0.23	Relocate pool edge path	£0	£25,000		**£25,000**		**£25,000**
0.24	Trash screen		£20,000		**£20,000**		**£20,000**
0.25	High level platform	£5,000	£25,000		**£25,000**		**£25,000**
0.26	Adaptations to existing outfall pipe	£0	£5,000		**£5,000**		**£5,000**
0.27	Timber bridge		£20,000		**£20,000**		**£20,000**
0.28	Handrailing with mesh	£0	£8,500		**£8,500**		**£8,500**
0.29	Raise levels of low points on the embankment	£10,000	£0		**£0**		**£0**
0.30	Hand dig around tree roots	£15,000	£0		**£0**		**£0**
0.31	Break up existing footpath	£20,000	£0		**£0**		**£0**
0.32	1.2m dia pipe jack under road with overflow structure used as drive shaft		£0		**£0**	£225,000	**£225,000**
0.33	Regrade existing incision in field with excavated material		£0		**£0**	£0	**£0**
	Scheme Works	**£596,999**	**£390,560**	**£0**	**£390,560**	**£271,950**	**£662,510**
0.34	Clay infill layer, 350mm deep	£40,000	£0		**£0**	£0	**£0**
0.35	Compacted gravel surfacing	£60,000	£0		**£0**	£0	**£0**
0.36	Concrete kerb edging	£50,000	£0		**£0**	£0	**£0**
	Roads, paths, pavings and surfacings	**£150,000**	**£0**	**£0**	**£0**	**£0**	**£0**

		Jacobs 3C	Weir Cost	Crest Cost	Sub Total	Culvert Cost	FoPP 1D
0.37	Imported top soil, 250 mm thick	£10,000	£1,000	0	**£1,000**	0	**£1,000**
0.38	Imported sub soil, 250 mm thick	£16,000	£1,600	0	**£1,600**	0	**£1,600**
0.39	Grass seed	£5,000	£500	0	**£500**	0	**£500**
0.40	Regularised beds to pool side	£1,200	£0	0	**£0**	0	**£0**
0.41	Pruning/crowning to existing trees	£10,000	£0	0	**£0**	0	**£0**
0.42	Trees	£0	£0	0	**£0**	0	**£0**
0.43	Saplings at Walnut Tree Farm	£30,000	£0	0	**£0**	0	**£0**
0.44	Habitat creation at Walnut Tree Farm	£35,000	£0	0	**£0**	0	**£0**
0.45	Other	£0	£0	0	**£0**	0	**£0**
	Soft landscaping, planting and irrigation	**£107,200**	**£3,100**	**£0**	**£3,100**	**£0**	**£3,100**
0.46	Other	£0	£0	£0	**£0**	£0	**£0**
	Fencing, railings and walls	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**
0.47	Regulated crest level marker post	£3,800		£7,550	**£7,550**	£0	**£7,550**
0.48	Compacted gravel path with gravel boards	£0		£78,050	**£78,050**	£0	**£78,050**
0.49	Other	£0		£0	**£0**	£0	**£0**
	External fixtures	**£3,800**	**£0**	**£85,600**	**£85,600**	**£0**	**£85,600**
0.50	Clear existing outfall pipe	£2,500	£0	£0	**£0**	£0	**£0**
0.51	Demolish existing overflow	£0	£5,000	£0	**£5,000**	£0	**£5,000**
0.52	Penstock	£55,000	£25,000	£0	**£25,000**	£0	**£25,000**
0.53	Trash screen	£5,000	£0	£0	**£0**	£0	**£0**
	External drainage	**£62,500**	**£30,000**	**£0**	**£30,000**	**£0**	**£30,000**
0.54	Arboricultural Clerk of Works (ACoW)	£19,600	£0	£8,400	**£8,400**	£0	**£8,400**
	External services	**£19,600**	**£0**	**£8,400**	**£8,400**	**£0**	**£8,400**
0.55		£0	£0	£0	**£0**	£0	**£0**
	Minor building works and ancillary buildings	**£0**	**£0**	**£0**	**£0**	**£0**	**£0**
0	**Building works estimate**	**£940,099**	**£423,660**	**£94,000**	**£517,660**	**£271,950**	**£789,610**

Difference FOPP 1D a + b to Jacobs 3C	**-£422,439**	
Difference FOPP 1D a + b + to Jacobs 3C		**-£150,489**
Check	*£0*	*£0*

Notes:

Excludes VAT

Includes inflation to tender date and during construction period

Building work estimates only. Excludes uplifts, surveys etc

Culvert landholder risk costs moved to contractor contingency allowances

Currie and Brown - Order of Cost Estimate for Jacobs Option 3C
Option included in planning application 23/4152M
Issued Date: 10 October 2025
Issue Number: 2 with FoPP amendments

		Qty	Unit	Rate	Cost	FoPP Notes
0. External Works						
0.01	Construct temporary bund wall and pump in pool	2	Item	£50,000.00	£100,000	Risk of dam breach due to excavation below top water level during tree stump and root ball and wall removal c50m long bund wall
0.02	Remove site vegetation	3,240	m2	£7.50	£24,300	(400x7 = 2800m2) + (40x11 = 440m2) = 3240m2. This excludes the lower western embankment local to MH No. 2 where the Planning Proposal indicates 'Armoured Protection' see CR-09 & CR-10
0.03	Removal of trees/groups	214	Nr	£600.00	£128,400	Fallen and cut timber and chippings to be removed from entire width of crest. FoPP estimated no of trees for removal = 214. plus 2No.40m sections of hawthorn hedgerow. This excludes the removal of trees in the transitions at each end of the clear zones to interface with the existing levels
0.04	Stump removal	214	Item	£769.23	£164,615	Stump grind and removal of all roots >50mm diameter 5m minimum from top of bank. Uplifted from 78 to 214 trees stumps. Removal of fallen and cut timber and chippings for whole width of crest
0.05	Trim sides of embankment	1,000	m2	£15.00	£15,000	
0.06	Site strip and prep to receive pavings	1,000	m2	£20.00	£20,000	
0.07	Excavate to reduced levels				£0	No costs for the works on the western lower embankment into the field opposite as detailed in planning drawings CR-09 & CR-10 Planning Proposal. No costs for the 2m path sub-base and clay under 2m grass strip, or, 2No. 40m clear zones to create uniform incline to B5092 and the transitions at each end of the clear zones to interface with the existing levels.
0.08	Earthwork support	480	m	£20.00	£9,600	Dry lean concrete haunch use metal road forms nominal cost as done in short sections
0.09	Disposal of excavated material off site	350	m3	£65.00	£22,750	Costs for disposal of excavated material for kerb foundation, 2m path sub-base, clay under 2m grass strip, or, 2No. 40m clear zones to create level incline to B5092, including transitions, potentially 5m wide to interface with existing levels at each end of clear zones. Contamination tests?
0.11	Excavation around live services,	-	m3	?	£0	No cost included for excavation In B5092 footpath, length of 2No. 40m Clear zones, (80m total)
0.12	Support live services,	-	m	?	£0	No cost included for cable duct support In B5092 footpath length of 2No. 40m Clear zones, (80m total)
0.13	Hardcore bed	480	m2	£50.00	£24,000	Costs for hardcore (Type 1 material) under footpath, (480m total)
0.18	Reinstate road and footpath formation	80	m2	£200.00	£16,000	Footpath local to 2No 40m Clear zones, 80m Total omitted
0.19	Temporary track to field, including reinstatement		m2	?	£0	Access required into the field to construct the armoured protection to the the Lower Western embankment near MH No. 2.
0.21	Reinforced concrete walls	50	m3	£150.00	£7,500	Cost of insitu plain concrete haunch to PC Kerb, 480m long, omitted, volume difficult to assess because the 'Typical Embankment Crest' detail is not sufficiently deep to key into embankment
0.22	Formwork	240	m2	£61.80	£14,833	Pro-rata cost based on 1D for insitu concrete haunch to PC Kerb, (level crest) 480m long,
0.23	Relocate pool edge path				£0	Where are the costs for the shoulder fill for the footpath?
0.25	High level platform	1	Item	£5,000.00	£5,000	No costs included to access chamber; hand rail, gate and platform to operate emergency draw down Penstock, or insitu pumps not detailed in the plans
0.26	Adaptations to existing outfall pipe				£0	Cost for inspection and cleaning the existing outfall pipe?
0.28	Handrailing with mesh	-	m	£250.00	£0	No costs included to access chamber; hand rail, gate and platform to operate emergency draw down Penstock, or insitu pumps not detailed in the plans
0.29	Raise levels of low points on the embankment	500	m3	£20.00	£10,000	
0.30	Hand dig around tree roots	1	Item	£15,000.00	£15,000	We estimate 1,920m2 area would require hand digging. Is £15,000 sufficient
0.31	Break up existing footpath	1,000	m2	£20.00	£20,000	Is this the excavation of the embankment footpath?
	Site preparation works			**Sub Total**	**£596,999**	
0.34	Clay infill layer, 350mm deep	1,000	m2	£40.00	£40,000	Under 2.0m grass strip, 480m long, Potentially deeper than 350mm will be required to key into embankment, see 'Typical Embankment crest' detail
0.35	Compacted gravel surfacing	1,000	m2	£60.00	£60,000	It's assumed this is the 480m long, 2m wide footpath on the embankment
0.36	Concrete kerb edging	500	m	£100.00	£50,000	
	Roads, paths, pavings and surfacings			**Sub Total**	**£150,000**	Crest costs
0.37	Imported top soil, 250 mm thick	1,000	m2	£10.00	£10,000	New 2m grass verge, does this include 2No. 40m x 11m clear zones
0.38	Imported sub soil, 250 mm thick	1,000	m2	£16.00	£16,000	New 2m grass verge, does this include 2No. 40m x 11m clear zones
0.39	Grass seed	1,000	m2	£5.00	£5,000	New 2m Grass verge, does this include 2No. 40m x 11m clear zones
0.40	Regularised beds to pool side	80	m2	£15.00	£1,200	

		Qty	Unit	Rate	Cost	FoPP Notes
0.41	Pruning/crowning to existing trees	1	Item	£10,000.00	£10,000	Cost depends on number of remaining trees
0.42	Trees	-	Nr	£0.00	£0.00	
0.43	Saplings at Walnut Tree Farm	1,500	Nr	£20.00	£30,000	
0.44	Habitat creation at Walnut Tree Farm	3,500	m2	£10.00	£35,000	
0.45	Cost of Retained Land at Walnut Tree Farm				£0	See 10.01
	Soft landscaping, planting and irrigation			**Sub Total**	**£107,200**	
0.46						
	Fencing, railings and walls			**Sub Total**	**£0**	
0.47	Regulated crest level marker post	5	Nr	£750.00	£3,800	Adjusted to £3,800 to reconcile
	External fixtures			**Sub Total**	**£3,800**	
0.50	Clear existing outfall pipe	1	Item	£2,500.00	£2,500	
0.51	Demolish existing overflow	2	Item	£0	£0	
0.52	Penstock	1	Item	£55,000.00	£55,000	
0.53	Trash screen	1	Item	£5,000.00	£5,000	
	External drainage			**Sub Total**	**£62,500**	
0.54	Arboricultural Clerk of Works (ACoW)	28	Day	£700.00	£19,600	2 days pw x 2 wks. 1 day pw for 24 weeks plus a day
	External services			**Sub Total**	**£19,600**	
0.55					£0	
	Minor building works and ancillary buildings			**Sub Total**	**£0**	
0	**Building works estimate**				**£940,099**	Calculated costs based on estimated qty and rates
1. Main Contractor's Preliminaries						
	General Main Contractor's Preliminaries	*15.00%*			*£141,015*	% uplift applied to building works estimate
	Main Contractor's Preliminaries			**Sub Total**	**£141,015**	
2. Surveys						
	Site Investigation survey	0.00%			£50,000	
	Ecology Survey	0.00%			£30,000	
	Water Edge Survey	0.00%			£10,000	
	Utility Survey	0.00%			£5,000	
	Surveys			**Sub Total**	**£95,000**	
3. Main Contractor's Overheads & Profit						
	3.1 Main contractor's overheads	*7.00%*			*£82,328*	*% uplift based on costs 0,1 & 2*
	3.2 Main contractor's profit	*4.00%*			*£47,045*	*% uplift based on costs 0,1 & 2*
	Overheads & Profit			**Sub Total**	**£129,372**	
A	**Works cost estimate**				**£1,305,486**	
4. Contractor Contingency allowances						
	4.1 Design development risks	*5.00%*			*£65,274*	*% Uplift based on works cost estimate*
	4.2 Construction Contingencies	*5.00%*			*£65,274*	*% Uplift based on works cost estimate*

		Qty	Unit	Rate	Cost	FoPP Notes
5. Inflation on construction works						
	5.1 Tender inflation	*1.74%*			*£24,944*	*% Uplift based on works cost estimate + contingency*
	5.2 Construction inflation	*2.48%*			*£36,162*	*% Uplift based on works cost + contingency + inflation*
B	**Construction works cost estimate including inflation**				**£1,497,140**	
6. Client Project/design team fees						
	Percentage value for design team fees	*11.55%*			*£150,784*	*% Uplift based on works cost estimate*
	Licenses				£7,500	
	Fees			**Sub Total**	**£158,284**	
7. Other development/project costs						
	Statutory Authority planning fees				£15,000	Fixed price
	Highways road closure costs				**£50,000**	Road closure required during tree removal/40m clearing work/kerb removal
	Other development/project costs			**Sub Total**	**£65,000**	
C	**Base cost estimate**				**£1,720,424**	
8. Client risk allowances		*20.00%*			*£344,085*	*% Uplift based on base cost estimate "C"*
9. Inflation on client costs						
	9.1 Tender inflation	***1.74%***			*£8,987*	*% Uplift applied to costs 6, 7 and 8*
	9.2 Construction inflation	***2.48%***			*£12,806*	*% Uplift applied to costs 6, 7 and 8*
	Inflation on client costs			**Sub Total**	**£21,793**	
D	**Anticipated Client Cost (including inflation)**				**£2,086,301**	
10. Additional scheme costs not included in QS cost estimates						
10.01	Value of retained land at Walnut Tree Farm	1.50	ac	£200,000.00	*£300,000*	Cost of 1.5ac retained land at Walnut Tree Farm
10.02	CAVAT value of trees removed/affected by works	1	item	£4,147,080.12	*£4,147,080*	Julian Morris report uplifted to 2025 value. Planning officer 2024 report states: *"The use of CAVAT is necessary in order to attach a monetary value to the trees as an asset and to compare with other capital costs of the development and assist with weighing up the planning balance. It is noted that no CAVAT or other appropriate cost equivalent replacement calculation has been submitted with this application."*
10.03	Landscape management Walnut Tree Farm	1	item	£186,968.14	*£186,968*	Walnut Tree Farm costs based on FOI 30378613.
10.04	Landscape management Poynton Pool	1	item	£186,968.14	*£186,968*	Landscape management - estimate based on planning document
10.05	Mitigation for increased flood risk Anglesey Drive				*£0*	Per planning officer 2024 report. *"It is also disappointing that mitigation is not provided for the slight increase in flood risk to the residential properties at 2-10 Anglesey Drive."*
	Regular flooding to London Road North				*£0*	
10.06	Other				*£0*	
	Additional scheme costs			**Sub Total**	**£4,821,016**	
E	**Total Overall Client Cost (including inflation)**				**£6,907,318**	
	Notes:				*£1,215,617*	
	Excludes VAT			*Check total*	*-£870,684*	
	Includes inflation to tender date and during construction period					

Currie and Brown - Order of Cost Estimate for FoPP Option 1D
Friends of Poynton Pool drawing 002(A1) Rev D, Regulating Crest Level dwg, 07B, 08B, 09A & 10A
Issued Date: 10 October 2025
Issue Number: 2 with FoPP amendments

		Qty	Unit	Rate	Cost	FoPP Notes
0. External Works						
0.01	Construct temporary bund wall and pump in pool	1	Item	£25,000.00	£25,000	
0.02	Remove site vegetation	194	m2	£7.50	£1,455	
0.03	Removal of trees/groups	-	Nr	£600.00	£0	Removed item as no tree removal required
0.04	Stump removal	1	Item	£1,000.00	£1,000	Stump will be removed in bulk excavation for overflow allow 1k
0.05	Trim sides of embankment	1,352	m2	£25.00	£33,800	
0.06	Site strip	194	m2	£25.00	£4,850	
0.07	Excavate to reduced levels	593	m3	£20.00	£11,860	
0.08	Earthwork support	208	m2	£350.00	£72,800	
0.09	Disposal of excavated material off site	593	m3	£65.00	£38,545	
0.10	Break up of road and disposal	-	m2	£0.00	£0	
0.11	Excavation around live services	1	Item	£0.00	£0	
0.12	Support live services	1	Item	£0.00	£0	
0.13	Hardcore bed	141	m2	£50.00	£7,050	
0.14	900mm dia Aquaspira pipes	-	m	£0.00	£0	
0.15	Hardcore backfill	-	m3	£0.00	£0	
0.16	Head wall	-	Item	£0.00	£0	
0.17	Reinstate hedge	-	Item	£0.00	£0	
0.18	Reinstate road and footpath formation	-	m2	£0.00	£0	
0.19	Temporary track to field, including reinstatement	-	Item	£0.00	£0	
0.20	Reinforced concrete bed	35	m3	£250.00	£8,750	
0.21	Reinforced concrete walls	177	m3	£350.00	£61,950	
0.22	Formwork	1	Item	£20,000.00	£20,000	
0.23	Relocate pool edge path	1	Item	£25,000.00	£25,000	
0.24	Trash screen	1	Item	£20,000.00	£20,000	
0.25	High level platform	1	Item	£25,000.00	£25,000	
0.26	Adaptations to existing outfall pipe	1	Item	£5,000.00	£5,000	
0.27	Timber bridge	1	Item	£20,000.00	£20,000	
0.28	Handrailing with mesh	34	m	£250.00	£8,500	
0.29	Raise levels of low points on the embankment	-	m3	£0.00	£0	
0.30	Hand dig around tree roots	-	Item	£0.00	£0	
0.31	Break up existing footpath	-	m2	£0.00	£0	
0.32	1.2m dia pipe jack under road with overflow structure used as drive shaft	-	m	£15,000.00	£0	
0.33	Regrade existing incision in field with excavated material	-	m3	£15.00	£0	
	Weir works			**Sub Total**	**£390,560**	
0.01	Construct temporary bund wall and pump in pool	-	Item	£0.00	£0	
0.02	Remove site vegetation	-	m2	£0.00	£0	
0.03	Removal of trees/groups	-	Nr	£0.00	£0	
0.04	Stump removal	-	Item	£0.00	£0	
0.05	Trim sides of embankment	-	m2	£0.00	£0	
0.06	Site strip	-	m2	£0.00	£0	
0.07	Excavate to reduced levels	-	m3	£20.00	£0	Risk item. Only shallow excavation in field. Moved to sect. 8
0.08	Earthwork support	-	m2	£200.00	£0	Omit in lieu of pipejack
0.09	Disposal of excavated material off site	30	m3	£65.00	£1,950	Arisings from pipe jack with 50% bulking factor
0.10	Break up of road and disposal	-	m2	£120.00	£0	Omit in lieu of pipejack
0.11	Excavation around live services	-	Item	£2,500.00	£0	Omit in lieu of pipejack
0.12	Support live services	-	Item	£20,000.00	£0	Omit in lieu of pipejack
0.13	Hardcore bed	400	m2	£50.00	£20,000	Area = 160*2.5 =400
0.14	900mm dia Aquaspira pipes	-	m	£306.00	£0	Risk item, landowner may accept, Option 3C overflows via this route. Moved to sect. 8 and applied 50% risk factor to cost
0.15	Hardcore backfill	-	m3	£50.00	£0	Risk item. Volume incorrect trench 3.3 x 1.5 less pipe cross section. Moved to sect. 8
0.16	Head wall	1	Item	£20,000.00	£20,000	
0.17	Reinstate hedge	1	Item	£5,000.00	£5,000	
0.18	Reinstate road and footpath formation	-	m2	£200.00	£0	Omit in lieu of pipejack
0.19	Temporary track to field, including reinstatement	-	Item	£65,000.00	£0	Risk item, landowner may accept. Moved to sect. 8
0.20	Reinforced concrete bed	-	m3	£0.00	£0	

		Qty	Unit	Rate	Cost	FoPP Notes
0.21	Reinforced concrete walls	-	m3	£0.00	£0	
0.22	Formwork	-	Item	£0.00	£0	
0.23	Relocate pool edge path	-	Item	£0.00	£0	
0.24	Trash screen	-	Item	£0.00	£0	
0.25	High level platform	-	Item	£0.00	£0	
0.26	Adaptations to existing outfall pipe	-	Item	£0.00	£0	
0.27	Timber bridge	-	Item	£0.00	£0	
0.28	Handrailing with mesh	-	m	£0.00	£0	
0.29	Raise levels of low points on the embankment	-	m3	£0.00	£0	
0.30	Hand dig around tree roots	-	Item	£0.00	£0	
0.31	Break up existing footpath	-	m2	£0.00	£0	
0.32	1.2m dia pipe jack under road with overflow structure used as drive shaft	15	m	£15,000.00	£225,000	In lieu of open cut provide 1.2m dia pipe jack under road
0.33	Regrade existing incision in field with excavated material		m3	£15.00	£0	Risk item, landowner may accept, Option 3C overflows via this route. Moved to section 9
	Culvert works			**Sub Total**	**£271,950**	
0.34	Clay infill layer, 350mm deep	-	m2	£0.00	£0	
0.35	Compacted gravel surfacing	-	m2	£0.00	£0	
0.36	Concrete kerb edging	-	m	£0.00	£0	
	Roads, paths, pavings and surfacings			**Sub Total**	**£0**	N/a relates to Jacobs Scheme
0.37	Imported top soil, 250 mm thick	100	m2	£10.00	£1,000	
0.38	Imported sub soil, 250 mm thick	100	m2	£16.00	£1,600	
0.39	Grass seed	100	m2	£5.00	£500	
0.40	Regularised beds to pool side	-	m2	£0.00	£0	
0.41	Pruning/crowning to existing trees	-	Item	£10,000.00	£0	Not required
0.42	Trees	-	Nr	£500.00	£0	Not required
0.43	Saplings at Walnut Tree Farm	-	Nr	£0.00	£0	
0.44	Habitat creation at Walnut Tree Farm	-	m2	£0.00	£0	
0.45	Cost of Retained Land at Walnut Tree Farm				£0	
	Soft landscaping, planting and irrigation			**Sub Total**	**£3,100**	
0.46					£0	
	Fencing, railings and walls			**Sub Total**	**£0**	
0.47	Regulated crest level marker post	10	Nr	£750.00	£7,550	Reduce to 10. 1 per 50m
0.48	Compacted gravel path with gravel boards	780	m2	£100.00	£78,050	
0.49	Other				£0	
	External fixtures			**Sub Total**	**£85,600**	
0.50	Clear existing outfall pipe	-	Item	£0.00	£0	
0.51	Demolish existing overflow	1	Item	£5,000.00	£5,000	Looks high - reduced
0.52	Penstock	1	Item	£25,000.00	£25,000	Looks high. FoPP's scheme only needs to purchase the penstock unit and face fix it to the weir wall)
0.53	Trash screen	-	Item	£0.00	£0	£20,000 included above cost ref 0.24
	External drainage			**Sub Total**	**£30,000**	
0.54	Arboricultural Clerk of Works (ACoW)	12	Day	£700.00	£8,400	2 days pw x 2 wks. 1 x 0.50 days pw for 14 weeks plus a day
	External services			**Sub Total**	**£8,400**	
0.55					£0	
	Minor building works and ancillary buildings			**Sub Total**	**£0**	
0	**Building works estimate**				**£789,610**	Calculated costs based on estimated qty and rates
1. Main Contractor's Preliminaries						
	General Main Contractor's Preliminaries	*15.00%*			*£118,442*	*% uplift applied to building works estimate*
	Main Contractor's Preliminaries			**Sub Total**	**£118,442**	
2. Surveys						
	Site Investigation survey	0.00%			£70,000	Option 3C allowance plus 20k

		Qty	Unit	Rate	Cost	FoPP Notes
	Ecology Survey	0.00%			£30,000	Same as Jacobs Option 3C
	Water Edge Survey	0.00%			£10,000	Same as Jacobs Option 3C
	Utility Survey	0.00%			£20,000	£5,000 for Jacobs Option 3C
	Surveys			**Sub Total**	**£130,000**	
3.	**Main Contractor's Overheads & Profit**					
	3.1 Main contractor's overheads	*7.00%*			*£72,664*	*% uplift based on costs 0,1 & 2*
	3.2 Main contractor's profit	*4.00%*			*£41,522*	*% uplift based on costs 0,1 & 2*
	Overheads & Profit			**Sub Total**	**£114,186**	
A	**Works cost estimate**				**£1,152,237**	
4.	**Contractor Contingency allowances**					
	4.1 Design development risks	*5.00%*			*£57,612*	*% Uplift based on works cost estimate "A"*
	4.2 Construction Contingencies	*5.00%*			*£57,612*	*% Uplift based on works cost estimate "A"*
5.	**Inflation on construction works**					
	5.1 Tender inflation	*1.74%*			*£22,016*	*% Uplift based on works cost estimate + contingency*
	5.2 Construction inflation	*2.48%*			*£31,917*	*% Uplift based on works cost estimate + contingency*
B	**Construction works cost estimate including inflation**				**£1,321,394**	
6.	**Client Project/design team fees**					
	Percentage value for design team fees	*11.55%*			*£133,083*	
	License for pool works				£7,500	
	Licence to excavate across the field				£20,000	Culvert cost
	Fees			**Sub Total**	**£160,583**	
7.	**Other development/project costs**					
	Statutory Authority planning fees				£15,000	
	Highways road closure costs				£25,000	Reduced as pipe jack under road
	Other development/project costs			**Sub Total**	**£40,000**	
C	**Base cost estimate**				**£1,521,977**	
8.	*Client risk allowances*	*20.00%*			*£304,395*	*% Uplift based on base cost estimate "C"*
	Risk item for pipes across landowner's field					
0.56	1 x 1200mm dia Aquaspira pipe	160	m	£125.00	£20,000	Risk item, landowner may accept, Option 3C also overflows via this route. Assumed 50/50 risk therefore 50% cost inclusion
0.57	Temporary track to field, including reinstatement	1	Item	£32,500.00	£32,500	*As above*
0.58	Excavate to reduced levels	750	m3	£10.00	£7,500	*As above*
0.59	Hardcore backfill	600	m3	£27.50	£16,500	*As above*
0.60	Regrade existing incision in field with excavated material	750	m3	£7.50	£5,625	*As above*
				Sub Total	**£82,125**	
9.	*Inflation on client costs*					
	9.1 Tender inflation	1.74%			*£8,771*	*% Uplift applied to costs 6, 7 and 8*
	9.2 Construction inflation	2.48%			*£12,499*	*% Uplift applied to costs 6, 7 and 8*
				Sub Total	**£21,271**	
D	**Anticipated Client Cost (including inflation)**				**£1,929,768**	
				v2	*£3,458,752*	
				Diff	*£1,528,983*	

Notes:
Excludes VAT
Includes inflation to tender date and during construction period