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	<div><div>Assumptions & Inclusions 1 All costs are based upon basic area plans generated from design information itemised in 'Basis of Estimate' section 2 It is assumed that all fees and surveys are undertaken under a separate budget 3 Ground Conditions are assumed as being normal 4 No allowance for works in respect of UXO have been made. 5 Costs assume that no services will require diverting prior to or during the works 6 Generally existing drainage has been assumed to be in good and working condition and minimal allowances made for any making good of existing 7 It is assumed that the excavations will be above the water table</div><div>Exclusions: 1 Value Added Tax (VAT) 2 Project insurances (Client Insurances) 3 Finance costs 4 Legal fees 5 Works beyond curtilage of the MAGENTA boundary 6 Out of hours working 7 Specific planning restrictions imposed by local planning office 8 Major infrastructure upgrade works and diversions 9 Archaeological works 10 UXO works 11 Works involving removal or treatment of Japanese Knotweed or similar 12 Loose furniture and equipment 13 Temporary accommodation for offices disturbed by the works 14 Removal of underground tanks, basements are specifically excluded unless individually identified in the estimate 15 Asbestos removal when dealing with existing structures 16 Excludes other surveys; GPR, CCTV, drainage, intrusive and the like;</div></div>				
Ref	Budget	Qty	Unit	Rate	Estimated Cost (£)
	<u>SUMMARY TABLE</u>				
1.00	PROJECT RELATED BUDGETS				0
2.00	SITE CLEARANCE				4,000
				SUB TOTAL	4,000
	MEASURED WORKS				
3.00	Measured Works; ROADS, PATHS, PAVINGS & SURFACINGS				112,430
4.00	Measured Works; SOFTWARES				18,550
5.00	Measured Works; EXTERNAL FENCING, RAILINGS, WALLS, STEPS, FIXTURES,				4,244
6.00	Measured Works; DRAINAGE WITHIN BOTH RED AND BLUE LINE BOUNDARIES				5,000
				SUB TOTAL	140,224
				All WORKS SUB TOTAL	144,224
	Preliminaries @ 12%				17,307
	Contingency @ 10%			Excl	0
	Overheads & Profit @ 8%				11,538
	Fees @ 7%			Excl	0
				GRAND TOTAL	173,069

1.00	<u>PROJECT RELATED BUDGETS</u>				
1.10	Topographical survey	-	-	-	-
1.20	Other surveys; GPR, CCTV drainage, intrusive and the like;	-	-	-	-
				Sub Total	0
2.00	<u>SITE CLEARANCE</u>				
2.10	Tree protection, minor demolition works, removing ground obstructions, breakout and dispose of existing hard pavings, grubbing up old drains and the like;	1	ITEM		4,000
				Sub Total	4,000
	<u>MEASURED WORKS</u>				
3.00	<u>Roads, Paths, Pavings & Surfacing</u>				
3.10	PCC conservartion pin kerb (50mm)	4	l/m	30	120
3.20	PCC paving - Marshalls Celestia smooth ground concrete - Nebula (50mm thick x varvina sizes)	874	sm	110	96,140
3.30	PCC kerb - Marshalls british standard kerb (125x150mm)	84	l/m	60	5,040
3.40	Tarmacadam: Resurfacing to vehicular areas	371	sm	30	11,130
3.50	Tarmacadam: Resurfacing to pedestrian areas	0	sm	30	0
				Sub Total	112,430
4.00	<u>SOFTWORKS</u>				
4.10	Proposed clear semi mature tree to include below ground infrastructure and active drainage	6	nr	1,500	9,000
4.20	Ornamental shrub planting, 5 litre container grown at 4/m2 (Including verge along Great Homer Street)	131	sm	50	6,550
4.30	Topsoil; softworks areas - to a depth of 450mm	60	cm	50	3,000
				Sub Total	18,550
5.00	<u>EXTERNAL FENCING, RAILINGS, WALLS, STEPS, FIXTURES.</u>				
5.10	Steel planter 200mm above ground level	0	l/m	100	0
5.20	Low brick wall - To match existing	26	l/m	150	3,900
5.30	Metal gate and fence - To match existing	0	nr	1,000	0
5.40	2.2m Wire mesh fence	4	l/m	80	344
5.50	Vehicular gate	0	nr	2,000	0
5.60	Cycle shelter	0	nr	12,000	0
				Sub Total	4,244
6.00	<u>DRAINAGE</u>				
6.10	Slot drains to natural stone paving areas in the like;	1	BUDGET	5,000	5,000
				Sub Total	5,000
				All WORKS SUB TOTAL	144,224