

NAYLOR STREET, LIVERPOOL

INDICATIVE ORDER OF COST SUMMARY

for

SMITH YOUNG ARCHITECTURE LIMITED

	Total Cost	Publicly Accessible Works Cost	Publicly Accessible Trees Cost	Public Inaccessible Works Cost	Public Inaccessible Trees Cost
Phase 1 / Zone 1 (Naylor Street / St Bartholomew Road / Oriel Street)	323,800	234,100	37,800	51,900	-
Phase 1 / Zone 4 (Oriel Street / Naylor Street)	186,000	44,800	11,900	124,900	4,400
Phase 1: Total Estimated Order of Costs	£ 509,800	£ 278,900	£ 49,700	£ 176,800	£ 4,400

Qualifications and Exclusions

Costs based upon BCA Landscape's drawings as at May 2019

- 17.543/100 (P5) - General Arrangement (Phase 1)
- 17.543/101 (P5) - Hard Landscape (Phase 1)
- 17.543/102 (P5) - Soft Landscape (Phase 1)
- 17.543/103 (P3) - Amenity Terraces (Phase 1)
- 17.543/104 (P2) - Zoning Diagram
- 17.543/200 (P4) - Generic Lighting Plan (Phase 1)
- 17.543/301 (P1) - Tree Pit Detail 1 (Trees in Hard Landscape)
- 17.543/302 (P3) - Typical Sections

Costs based upon present day rates (2Q19) and make no allowance for any future inflation

Assumed all existing palisade fencing removed by others

Costs exclude any allowance for professional fees

Costs exclude any allowance for statutory fees

Costs exclude any allowance for contaminated ground

Costs exclude any allowance for VAT

Date: 27th May 2019

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Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</u>					
<u>Adoptable Highway</u>					
A	Allow for supplying and laying standard black bitmac surfacing; include for all necessary excavation up to 500mm deep and rfs surplus excavated material; new road to comprise 300mm MOT type 1 sub-base well compacted; 100mm dense bitumen macadam base course; 50mm dense bitumen macadam binder course; and 30mm dense bitumen macadam surface course	14	m ²	81.00	1,134.00
<u>Adoptable Footpaths</u>					
B	Allow for supplying and laying standard black bitmac surfacing; include for all necessary excavation up to 200mm deep and rfs surplus excavated material; new footpaths to comprise 150 MOT type 1 sub-base, well compacted, 60 thick AC20 dense binder course to BS EN 13108-1 (100/150 pen) & 20 thick AC6 dense surface finish to BS EN 13108-1 (100/150 pen)	286	m ²	50.00	14,300.00
C	Extra over; allow for taking up existing chamber cover and replace with new recessed cover with tray inserts which can be fitted with the clay block paving	2	nr	125.00	250.00
D	Allow for supplying and laying standard concrete tactile paving at corner junctions; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	3	m ²	80.00	240.00
E	Allow for supplying and laying standard concrete tactile paving at road crossing junctions; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	8	m ²	80.00	640.00
F	Allow for supplying and laying new standard standard 225 x 125 battered precast concrete kerbs; set 125mm above adjacent road surface; insitu concrete bed and haunching; and 150mm thick MOT type 1 sub-base, well compacted; laid straight or curved on plan	145	m	45.00	6,525.00
<u>Adoptable External Street Lighting</u>					
G	Allow for supplying and fitting iGuzzini external street lighting to Oriel Street in lieu of existing; as per indicative quotation dated 07.04.2018; generally	1	item	8,500.00	8,500.00
Carried Forward £					31,589.00

Item	Description	Quantity	Unit	Rate	£
		Brought Forward			£ 31,589.00
	<u>Unadopted Car Park Access Ramp / Footpaths / Public Squares</u>				
A	Allow for supplying and laying 200 x 65 x (D85)mm clay brick paver pedestrian surfacing to BS EN 1344: 2013; laid in in staggered stretcher bond pattern; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	421	m ²	140.00	58,940.00
B	Allow for supplying and laying coloured bitmac surfacing; include for all excavation approximately 500mm deep excavation; 300mm MOT type 1 sub-base well compacted; 100mm dense bitumen macadam base course; 50mm dense bitumen macadam binder course; and 30mm dense bitumen macadam surface course	13	m ²	99.00	1,287.00
C	Allow for supplying and laying new 300mm wide grey granite kerbs; as supplied by Hardscape Limited; 300mm wide x 200mm deep x 900mm long units; top front edge bullnosed with 10mm radius; set 60mm above adjacent road surface; include for 40mm thick mortar bedding and rapid setting grout pointing; concrete bed and dowelled haunching; and 150mm thick MOT type 1 sub-base, well compacted; laid straight or curved on plan	7	m	150.00	1,050.00
D	Allow for supplying and laying Corten steel bridge / plate; include for laying on supporting peripheral edge beams	6	m ²	300.00	1,800.00
E	Allow for supplying and laying 2000 x 2000 x (D140)mm large pre-cast concrete'double excel slab; as supplied by Hardscape Limited / OEA, or equal and approved, to pedestrianised public squares; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	16	nr	862.00	13,792.00
F	Allow for supplying and laying 2000 x 1000 x (D140)mm medium pre-cast concrete'double excel slab; as supplied by Hardscape Limited / OEA, or equal and approved, to pedestrianised public squares; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	16	nr	454.00	7,264.00
G	Extra over; two piece 2000 x 1000 x (D140)mm medium pre-cast concrete'double excel slab for circular tree opening formed within same	7	nr	250.00	1,750.00
		Carried Forward			£ 117,472.00

Item	Description	Quantity	Unit	Rate	£
		Brought Forward			£ 117,472.00
A	Allow for supplying and laying 200 x 65 x (D85)mm clay brick paver to BS EN 1344: 2013; laid as stack bonded / runner course band within pedestrian surfacing as supplied by Hardscape Limited; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	88	m	28.00	2,464.00
B	Allow for laying "light coloured reinforced concrete" slab on 150mm thick MOT type 1 sub-base, well compacted; and sand blinding; surface treatment	228	m²	80.00	18,240.00
	<u>Cycle stands; Eco Sheffield Bicycle hoops; 48 diameter tubular steel; galvanised finish; o.s.a.</u>				
C	Allow for supplying and installing new bicycle hoops; fixing each hoop into 2Nr insitu concrete bases sized approximately 250 x 250 x 250; top of base set 150 beneath finished ground level; include for all excavation, earthwork support, formwork; backfilling of excavations and disposal of surplus excavated material off site as necessary; generally	6	nr	110.00	660.00
	<u>SUDS (Sustainable Drainage System)</u>				
D	Allow for excavating trenches to accommodate SUDS; comprising approximately 2400 wide x 1500 deep trench; backfilled with and including 300 thick base of free draining granular fill; 800 deep subsoil; and 300 deep topsoil; include also for all associated drainage; and average 300 wide pcc edging around periphery of SUDS trench; generally	48	m²	105.00	5,040.00
	<u>Steet Furniture / Artwork</u>				
E	Allow for supplying and fixing tables and chairs (2nr) within public square; generally	6	nr	1,750.00	10,500.00
F	Allow for supplying and fixing 'star shaped' Escofet Flor feature cast stone seating within public square; include for securing to ground in accordance with manufacturer's recommendations; generally	3	nr	2,500.00	7,500.00
		Carried Forward			£ 161,876.00

REF: 18.807

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
		Brought Forward		£	161,876.00
A	<u>External Lighting</u> Allow for supplying and fitting external feature lighting within public square fronting onto Naylor Street; as per iGuzzini'S indicative quotation dated 07.04.2018; generally	1	item	13,900.00	13,900.00
B	Extra over; allow for Builder's Work in Connection with lighting installations, including provision of draw pits etc.; generally	1	item	1,500.00	1,500.00
C	<u>Add Preliminaries @</u>	<u>say</u>	20%		35,500.00
D	<u>Add Contingencies @</u>	<u>say</u>	10%		21,300.00
					212,776.00
					234,076.00
		To Summary	£		234,076.00

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 4: Oriel Street / Naylor Street</u>					
<u>Adoptable Highway</u>					
A	Allow for supplying and laying standard black bitmac surfacing; include for all necessary excavation up to 500mm deep and rfs surplus excavated material; new road to comprise 300mm MOT type 1 sub-base well compacted; 100mm dense bitumen macadam base course; 50mm dense bitumen macadam binder course; and 30mm dense bitumen macadam surface course	17	m²	81.00	1,377.00
<u>Adoptable Footpaths</u>					
B	Allow for supplying and laying standard black bitmac surfacing; include for all necessary excavation up to 200mm deep and rfs surplus excavated material; new footpaths to comprise 150 MOT type 1 sub-base, well compacted, 60 thick AC20 dense binder course to BS EN 13108-1 (100/150 pen) & 20 thick AC6 dense surface finish to BS EN 13108-1 (100/150 pen)	114	m²	50.00	5,700.00
C	Allow for supplying and laying standard concrete tactile paving at road crossing junctions; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	3	m²	80.00	240.00
D	Allow for supplying and laying new standard standard 225 x 125 battered precast concrete kerbs; set 125mm above adjacent road surface; insitu concrete bed and haunching; and 150mm thick MOT type 1 sub-base, well compacted; laid straight or curved on plan	71	m	45.00	3,195.00
<u>Adoptable External Street Lighting</u>					
E	Allow for supplying and fitting iGuzzini external street lighting to Oriel Street in lieu of existing; as per indicative quotation dated 07.04.2018; generally	1	item	8,500.00	8,500.00
<u>Unadopted Footpaths / Public Squares</u>					
F	Allow for supplying and laying 200 x 65 x (D85)mm clay brick paver pedestrian surfacing to BS EN 1344: 2013; laid in in staggered stretcher bond pattern; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	93	m²	140.00	13,020.00
Carried Forward £					32,032.00

REF: 18.807

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
		Brought Forward		£	32,032.00
A	Allow for supplying and laying coloured bitmac surfacing; include for all excavation approximately 500mm deep excavation; 300mm MOT type 1 sub-base well compacted; 100mm dense bitumen macadam base course; 50mm dense bitumen macadam binder course; and 30mm dense bitumen macadam surface course	10	m²	99.00	990.00
B	Allow for supplying and laying new 300mm wide grey granite kerbs; as supplied by Hardscape Limited; 300mm wide x 200mm deep x 900mm long units; top front edge bullnosed with 10mm radius; include for 40mm thick mortar bedding and rapid setting grout pointing; concrete bed and dowelled haunching; and 150mm thick MOT type 1 sub-base, well compacted; laid straight or curved on plan	6	m	150.00	900.00
C	Add Preliminaries @	say	20%		33,922.00 6,800.00
D	Add Contingencies @	say	10%		40,722.00 4,100.00
		To Summary	£		44,822.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY ACCESSIBLE AREAS

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
	<p style="text-align: center;">Summary</p> <p>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</p> <p>Phase 1 / Zone 4: Oriel Street / Naylor Street</p>				<p>234,076.00</p> <p>44,822.00</p>
	Total Estimated Cost £				278,898.00

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</u>					
<u>Trees & Soft Landscaping</u>					
A	Allow for supplying and planting Ulmus lutece 'Nanguen tree within tree pit (measured elsewhere); generally	4	nr	500.00	2,000.00
B	Extra; allow for constructing tree pit / trench detail beneath trees all in accordance with that illustrated on drawing 17.543/301 comprising: (1) 2000 x 2000 galvanised mild steel Arborslot tree grille top of frame complete with removable inner trays; (2) 200 x 250 concrete foundation and haunching to grille; (3) Silva post and base polypropylene (1200 x 600 x 784mm high) cell system, pinned down; (4) tree root barrier around periphery; (5) tree root ball to suit; (20) deadman tree anchor system; (6 & 16)) paving and kerbs measured elsewhere; (7) permeable geotextile membrane; (8) high quality planting topsoil; (15) nominal 375 deep planting sub soil; (10) 100mm type 3 permeable aggregate sub base; (11) permeable geotextile membrane; (12) approximately 150 thick compacted subgrade material; (17) geogrid where required to provide vertical separation between planting soils and backfill; (18) class 6 backfill surrounding material; (19) resin bound aggregate applied in approximate 650 x 650mm square around trees, inner 300mm diameter surrounding tree to have biodegradable tee collar filled with loose gravel, 100mm deep; (21) Arborslot piped irrigation system; and (23) 2nr layers of 150 deep MOT type 3 free draining fill laid directly beneath bedding / blinding for paving; generally	4	nr	2,500.00	10,000.00
	Allow for supplying and planting Betula pendula trees; 16-30 girth; grown on extra large spacing; wire rootballed; 4-7m high; 1.5-3m wide; 2.5-3m clear stem; air pot or light pot 250L - 500L; topsoil, etc.				
C	in soft landscaped areas; generally	9	nr	300.00	2,700.00
D	in hard landscaped areas; including all additional anchoring and other associated works similar to that described above; generally	7	nr	2,000.00	14,000.00
					28,700.00
E	<u>Add Preliminaries @</u>	<u>say</u>	20%		5,700.00
					34,400.00
F	<u>Add Contingencies @</u>	<u>say</u>	10%		3,400.00
	To Summary £				37,800.00

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 4: Oriel Street / Naylor Street</u>					
<u>Trees & Soft Landscaping</u>					
A	Allow for supplying and planting Ulmus lutece 'Nanguen tree within tree pit (measured elsewhere); generally	3	nr	500.00	1,500.00
B	Extra; allow for constructing tree pit / trench detail beneath trees all in accordance with that illustrated on drawing 17.543/301 comprising: (1) 2000 x 2000 galvanised mild steel Arborslot tree grille top of frame complete with removable inner trays; (2) 200 x 250 concrete foundation and haunching to grille; (3) Silva post and base polypropylene (1200 x 600 x 784mm high) cell system, pinned down; (4) tree root barrier around periphery; (5) tree root ball to suit; (20) deadman tree anchor system; (6 & 16)) paving and kerbs measured elsewhere; (7) permeable geotextile membrane; (8) high quality planting topsoil; (15) nominal 375 deep planting sub soil; (10) 100mm type 3 permeable aggregate sub base; (11) permeable geotextile membrane; (12) approximately 150 thick compacted subgrade material; (17) geogrid where required to provide vertical separation between planting soils and backfill; (18) class 6 backfill surrounding material; (19) resin bound aggregate applied in approximate 650 x 650mm square around trees, inner 300mm diameter surrounding tree to have biodegradable tee collar filled with loose gravel, 100mm deep; (21) Arborslot piped irrigation system; and (23) 2nr layers of 150 deep MOT type 3 free draining fill laid directly beneath bedding / blinding for paving; generally	3	nr	2,500.00	7,500.00
					9,000.00
C	<u>Add Preliminaries @</u>	<u>say</u>	20%		1,800.00
					10,800.00
D	<u>Add Contingencies @</u>	<u>say</u>	10%		1,100.00
To Summary £					11,900.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY ACCESSIBLE AREAS (TREES)

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
	<p style="text-align: center;">Summary</p> <p>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</p> <p>Phase 1 / Zone 4: Oriel Street / Naylor Street</p>				<p style="text-align: right;">37,800.00</p> <p style="text-align: right;">11,900.00</p>
	Total Estimated Cost £				49,700.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY INACCESSIBLE AREAS

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</u>					
<u>Green / Brown Roof Coverings</u>					
A	Allow for supplying and laying / planting green / brown roof coverings; comprising Sedum matting, complete with all necessary compost, substrate, underlay matting, filter board, drainage board and fertilizer etc.; generally	480	m²	75.00	36,000.00
B	Extra over for edging strips / corners	134	m	25.00	3,350.00
					39,350.00
C	<u>Add Preliminaries @</u>	<u>say</u>	20%		7,900.00
					47,250.00
D	<u>Add Contingencies @</u>	<u>say</u>	10%		4,700.00
To Summary £					51,950.00

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 4: Oriel Street / Naylor Street</u>					
<u>Unadopted Footpaths / Public Squares</u>					
A	Allow for supplying and laying 200 x 65 x (D85)mm clay brick paver pedestrian surfacing to BS EN 1344: 2013; laid in in staggered stretcher bond pattern; include for 50mm thick sand blinding / bedding and jointing; and 150mm thick MOT type 1 sub-base, well compacted	87	m ²	140.00	12,180.00
<u>Green / Brown Roof Coverings</u>					
B	Allow for supplying and laying / planting green / brown roof coverings; comprising Sedum matting, complete with all necessary compost, substrate, underlay matting, filter board, drainage board and fertilizer etc.; generally	315	m ²	75.00	23,625.00
C	Extra over for edging strips / corners	79	m	25.00	1,975.00
<u>Amenity Roof Terrace</u>					
D	Allow for supplying and installing Kinley or similar approved decking system, complete with all kerbing, planters, furniture, etc. (notional allowance based upon BCAL advice); excl waterproofing and balustrading around same which is assumed incl within building costs; generally	215	m ²	200.00	43,000.00
<u>External Lighting</u>					
E	Allow for supplying and fitting external feature lighting within Amenity roof terrace overlooking Oriel Street; as per iGuzzini's indicative quotation dated 07.04.2018; generally	1	item	13,900.00	13,900.00
					94,680.00
F	<u>Add Preliminaries @</u>	<u>say</u>	20%		18,900.00
					113,580.00
G	<u>Add Contingencies @</u>	<u>say</u>	10%		11,400.00
To Summary £					124,980.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY INACCESSIBLE AREAS

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
	<p style="text-align: center;">Summary</p> <p>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</p> <p>Phase 1 / Zone 4: Oriel Street / Naylor Street</p>				<p style="text-align: right;">51,950.00</p> <p style="text-align: right;">124,980.00</p>
	Total Estimated Cost £				176,930.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY INACCESSIBLE AREAS (TREES)

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
<u>Phase 1 / Zone 4: Oriel Street / Naylor Street</u>					
<u>Amenity Roof Terrace</u>					
A	Allow for supplying and planting Alemanchier lemarckii; clump multi-stem; 1.75-2m high; 15L pot; including for all other associated works, soil etc.; generally	11	nr	300.00	3,300.00
B	<u>Add Preliminaries @</u>	<u>say</u>	20%		700.00
					4,000.00
C	<u>Add Contingencies @</u>	<u>say</u>	10%		400.00
To Summary £					4,400.00

PROJECT: Naylor Street

REF: 18.807

ELEMENT: PUBLICLY INACCESSIBLE AREAS (TREES)

Date: 27.05.2019

Item	Description	Quantity	Unit	Rate	£
	<p style="text-align: center;">Summary</p> <p>Phase 1 / Zone 1: Naylor Street / St Bartholomew Road / Oriel Street</p> <p>Phase 1 / Zone 4: Oriel Street / Naylor Street</p>				<p style="text-align: right;">-</p> <p style="text-align: right;">4,400.00</p>
	Total Estimated Cost £				4,400.00