

High Wycombe Town Centre Masterplan

Highways Cost Estimate

Transport for Buckinghamshire
Wycombe District Council

April 2012

Document control sheet

BPP 04 F8

Client: Transport for Buckinghamshire Project No: B1279846/TM04
 Wycombe District Council
 Project: High Wycombe Town Centre Masterplan
 Document Title: Highways Cost Estimate
 Ref. No: B1279846/HCE/Rev B

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| 06/05/2011 | SC | KB | SC | TG |
| | Document Status | Issued for information | | |

| | | | | |
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| 23/04/2012 | PS | KB | KB | RS |
| | Document Status | Draft | | |

| | | | | |
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| 27/04/2012 | PS | KB | KB | RS |
| | Document Status | Final | | |

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|-----------------|------------------------|----------|----------|----------|
| REVISION | NAME | NAME | NAME | NAME |
| | | | | |
| DATE | INITIALS | INITIALS | INITIALS | INITIALS |
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| | Document Status | | | |

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| DATE | INITIALS | INITIALS | INITIALS | INITIALS |
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1 Introduction

1.1 Purpose of Report

The Transport for Buckinghamshire (TfB) Alliance between Buckinghamshire County Council (BCC) and Ringway Jacobs was established for the delivery of all transportation services across the County. In December 2010 Jacobs was commissioned by the TfB Alliance to develop a design for the redesigned town centre street network which was informed by the Manual for Streets 2 guidance. Further to producing the concept design, Jacobs have produced a cost estimate to reflect the highways element of works as proposed in the conceptual design drawings and the Highway Design Report. This report presents the cost estimate.

1.2 Study Background

In 2004 WDC, in partnership with BCC, undertook an extensive consultation which informed stakeholders and the public on the future of High Wycombe town centre. The purpose of this exercise was to develop a vision and Masterplan for the town centre over the next thirty years. As part of the development of the Wycombe Development Framework further consultations were undertaken and the results of these have been brought forward to develop the Masterplan proposals.

This Masterplan sets out a vision for High Wycombe's town centre over the next 30 years and was developed in accordance with BCC's Local Transport Plan (LTP). One of the objectives of the Masterplan is to better integrate the different parts of the town centre through addressing the existing negative and divisive impact of the current highway, namely Abbey Way flyover and to a lesser extent, Archway. In achieving this objective, the Masterplan proposes the provision of an alternative route through the town centre linking the A404 Marlow Hill in the south to the A40 West Wycombe Road in the west and the A4128 in the north. The provision of this alternative route allows for the de-dualling of both Abbey Way flyover and Archway and the reconfiguration of the Oxford Road roundabout junction at the western end of the flyover and the Abbey Way gyratory to the east. Concept design work of the proposed highway changes was undertaken in February 2011 and updated in spring 2012.

The proposals contained within the Masterplan protect the opportunity for (but do not propose) the future full closure of Abbey Way flyover, subject to network operation and funding availability at the time.

1.3 Structure of Report

In 2009 Peter Brett Associates (PBA) were commissioned to undertake a highway costings exercise on the proposed highway changes. The design of the highway changes, and the resulting costs, have now been superseded by this report.

The first section of this report provides the background on which this report is based. Brief descriptions are provided of the design proposals for the various locations within the extent of the Masterplan scheme. Based on the proposed designs, the items included and excluded and assumptions for deriving the cost is explained. A cost summary is provided for implementing the design proposals in the various locations within the town centre.

2 Street Network Design Proposals

2.1 Introduction

A brief description is provided in this section of the street network design proposed for the various locations within the Masterplan scheme extent. For further information on the concept design proposals reference should be made to the 'High Wycombe Town Centre Masterplan Design Report, April 2012' and drawings numbered B1279846/100/002, 003, 004, 007, 008, 022, 024 and 025.

2.2 Queen Alexandra Road

Refer to drawing B1279846/100/004 and 005 rev3

Single lane carriageway, each 3m wide, separated in some locations with the use of median strips, provision of on-street parking, pedestrian crossings and planting of trees and installation of street furniture.

2.3 Suffield Road – Gasworks Link Road – Desborough Road

Refer to drawing B1279846/100/003 and 004 rev3

The Gas Works Link (GWL) Road is a new link road connecting Queen Alexandra Road and Lily's Walk. Single lane carriageway in each direction 3m wide, widened at curves with footways on either side.

2.4 Lily's Walk (Junction with Gasworks Link / Abbey Way)

Refer to drawing B1279846/100/003, 004 rev6 and 024 rev2

Dedicated access provided for vehicles using the Eden car park approaching from the west. Provision of west bound lane for all traffic turning into the Gas Works Link Road.

2.5 Desborough Road (Junction with Gasworks Link / Bridge Street)

Refer to drawing B1279846/100/003 rev6

Single lane carriageway, each 3m wide, separated in some locations with the use of median strips, provision of disabled parking, bus stop on the northern side, pedestrian crossings and planting of trees and installation of street furniture.

2.6 Desborough Road / Bridge Street Junction

Refer to drawing B1279846/100/003 rev6

Raised table with a mini roundabout is proposed at this location

2.7 Bridge Street

Refer to drawing B1279846/100/002 rev5 and 003 rev6

Three lanes, each 3m wide with Bus Lane for a short length is proposed in this location along with on street parking, pedestrian crossing points and installation of planters.

2.8 Desborough Road (Junction with Bridge Street / Westbourne St

Refer to drawing B1279846/100/002 rev5

Single lane carriageway, each 3m wide, separated in some locations with the use of median strips, provision of on-street parking, pedestrian crossings and planting of trees and installation of street furniture.

2.9 Westbourne Street

Refer to drawing B1279846/100/002 rev5

New signal controlled layout at the junction of Westbourne Street and West Wycombe Road with new link of carriageway and footway in front of Rapid House. Single lane carriageway, each 3m wide, separated in some locations with the use of median strips, provision of on-street parking, pedestrian crossings and planting of trees and installation of street furniture. At the approach to the above junction, an additional left turn lane is provided.

2.10 West Wycombe Road

Refer to drawing B1279846/100/002 rev5

Single lane carriageway, each 3m wide, provided going eastwards and westwards which widen out to two lanes at the approaches to the junctions of Westbourne Street and West Wycombe Road in the west and Bellfield Road and West Wycombe Road in the east. Extensive planting of trees and installation of planters in the boulevard is proposed.

2.11 West Wycombe Road / Bellfield Road Junction

Refer to drawing B1279846/100/002 rev5

A mini roundabout is proposed at this location.

2.12 Bellfield Road

Refer to drawing B1279846/100/002 rev5

Two lanes each 3m wide provided going north bound and south bound separated by a continuous median strip.

2.13 Oxford Road area

Refer to drawing B1279846/100/022 rev 2

Single lane carriageway, each 3m wide, provided going eastwards and westwards with two lanes approaching the junction with Bellfield Road. Raised table at the junction of Bridge Street and Oxford Road. Wide boulevard with planting, pedestrian crossing facilities and taxi ranks are proposed. A new bus lay-by and bus stop is included on the southern side with access maintained to the retail chain.

The design proposal in this location includes a raised informal layout. All arms are single carriageway with 3m wide lanes in each direction. Archway is reduced from a dual carriageway to single carriageway. The objective of the design of this space is to reduce the dominance of highway infrastructure in this location and improve the pedestrian connections between Eden and the historic core of the town centre, in particular Frogmoor. Additional footway block paving has been included and the Abbey Way approach has been re-aligned.

2.14 Swan Frontage

Refer to drawing B1279846/100/024 rev 2

Bus lane from Abbey Way travelling in an eastbound direction. Abbey Way to be single rather than dual carriageway, with an eastbound bus lane through to Queen Victoria Road.. Wide footway on the north side of Abbey Way and landscaped areas to the south of Abbey Way.

Landscaping has been provided to the areas east and west of Abbey Way/Queen Alexandra Rd roundabout junction. The Abbey Way/Lily's Walk junction traffic signals have been repositioned further north. Additional footway block paving has been provided to the north side of Abbey Way. St Mary new surfacing provided from Abbey Way to river crossing with block paving from river crossing to Paul's Row.

3.1 Introduction

This section describes the inclusions and exclusions from the cost estimates presented in section 4.

3.2 Cost Bases and Inclusions

In compiling the costs for the street network design, reference has been made to the report titled 'Infrastructure Cost Estimate, June 2009', produced by PBA. The item rates used have been based on this report and are the 2008 tender rates. The costs covered include:

1. *Highway construction costs for the concept design split into the various series as set out in the Manual of Contract Documents for Highway Works.*
2. *Allowance for preliminaries and traffic management at 25% of the highway construction costs.*
3. *Allowance for surveys and investigations that have not been identified at the current design stage at 10% of the highway construction costs.*
4. *An allowance for contingency at 10% of the highway construction costs.*
5. *Allowance for utility diversions at 50% of the highway construction costs.*
6. *Allowance of professional fees at 20% of the highway construction costs.*
7. *Allowance for legal/planning fees at 10% of the highway construction costs.*

In the absence of any pavement investigation reports, for the carriageway, only surfacing, binding and nominal regulating courses have been included with the overall depth of surfacing approximately 100mm at existing locations.

3.3 Exclusions

Every effort has been made to produce a realistic cost estimate based on engineering principles and information available. However at this conceptual stage, it has not been possible to determine certain construction costs. Hence the following are excluded at this stage:

1. *In the absence of a Highway Land Boundary Plan, any costs which may arise due to possible land acquisition in order to implement the concept designs.*
2. *Any works to structures whether demolition, remodelling, new build, etc.*
3. *Street lighting*
4. *Additional site specific clearance, site preparation, anomalies, contaminated ground and the presence of hazardous substances.*
5. *Public enquiries and associated costs.*
6. *Compensation Claims.*
7. *VAT.*

4.1 Summary Cost Estimate

The table below summarises the costs of the street network design broken down into geographical areas. The assumptions, inclusions and exclusions made while deriving the costs are expanded in section 3.

Drawing B1279846-100-009, titled Street Network Concept Design Cost Estimate (included within Appendix A) shows the extents for each of the areas below and their associated costs.

| S. No. | Location | Cost Estimate |
|---------------|---|----------------------|
| 1 | Queen Alexandra Road | £585,000 |
| 2 | Gasworks Link Road | £1,045,000 |
| 3 | Desborough Road | £550,000 |
| 4 | Bridge Street | £295,000 |
| 5 | Westbourne Street | £405,000 |
| 6 | West Wycombe Road (between west of junction with Westbourne Street and junction with Bridge Street) | £1,005,000 |
| 7 | Bellfield Road | £160,000 |
| 8 | Oxford Road area | £1,590,000 |
| 9 | Lily's Walk | £330,000 |
| 10 | Swan Frontage | £1,050,000 |
| | Total | £7,015,000 |

Table 4-A Summary Cost Estimate

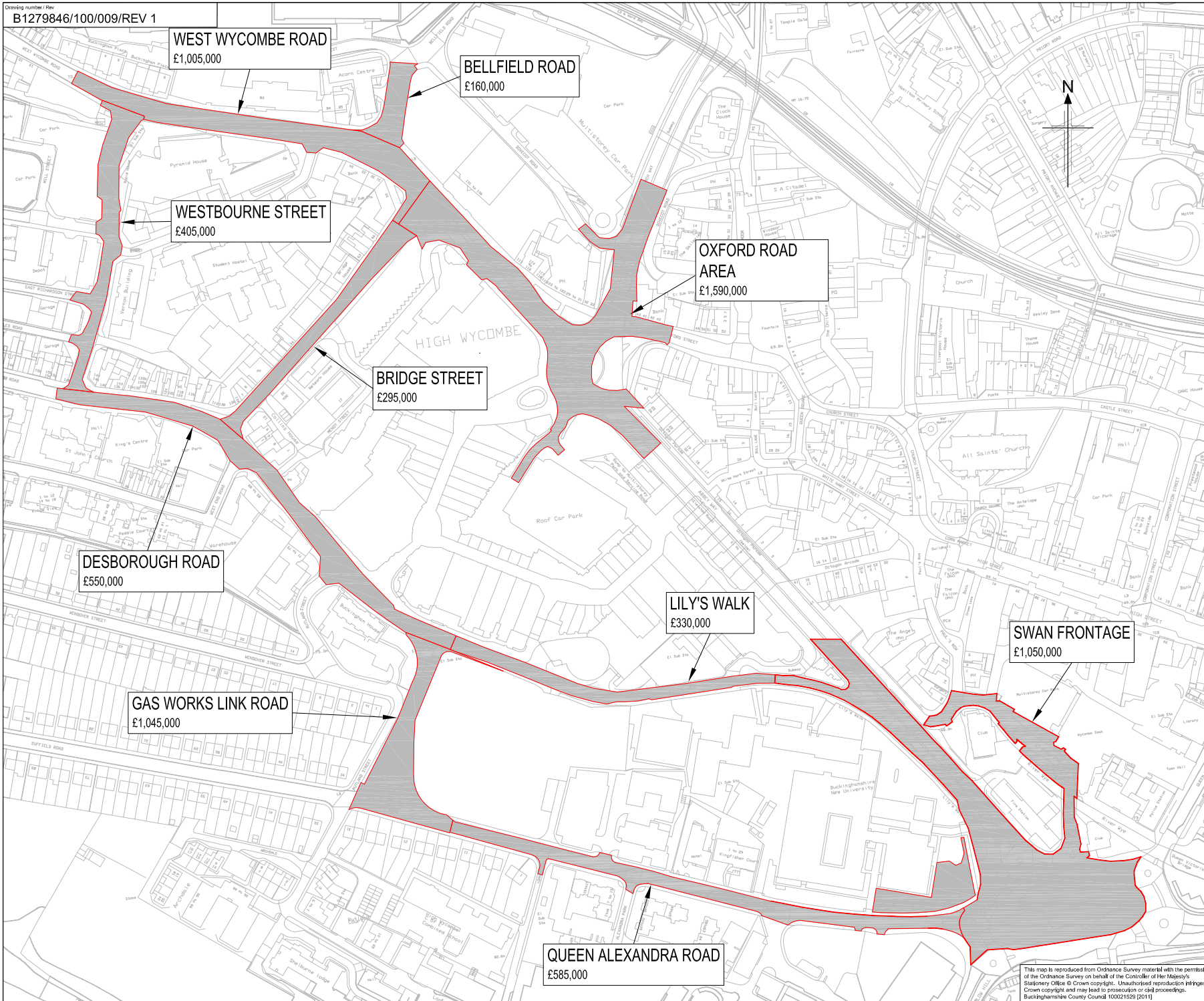
5.1 Conclusion

The cost estimate produced for improvements in accordance with the High Wycombe Town Centre Masterplan objectives is based on the conceptual street network design and their associated construction costs. The items listed under the exclusions section in Chapter 4 should be progressed further at the preliminary and detailed design stages to provide a more accurate estimate of costs for implementing the Masterplan objectives.

The following steps are recommended which would impart greater confidence to the cost for implementing the scheme proposals:

1. *Progress the conceptual design to the detailed design. This should involve a multidisciplinary approach including highways, urban design, drainage, structures, traffic and transportation, environmental, street lighting, health and safety, landscaping, etc.*
2. *Undertake investigations and surveys to inform the progression of the design proposals. Typically, traffic counts, pavement investigations through cores and GPR, structural assessments, ground investigation, topographical surveys, environmental assessments, etc. should be undertaken.*
3. *Inquiries with statutory undertakers for existing location of statutory equipment and possible diversions.*
4. *Discussions with stakeholders on design proposals.*

Appendix A Cost Estimate Breakdown



| | | | | | | |
|------------|----------------|---------------------|-------|---------|-------|-------|
| 24/04/2012 | COBT UPDATE | PT | NO | SD | RB | |
| 11/06/2011 | REPORT DRAWING | PT | SD | SD | TC | |
| Rev | Rev. Date | Purpose of revision | Drawn | Checked | Rev'd | App'd |

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Project: **HIGH WYCOMBE TOWN CENTRE MASTER PLAN**

Drawing title: **STREET NETWORK CONCEPT DESIGN COST ESTIMATE**

Drawing status: **REPORT DRAWING**

| | | |
|--------|--------------|--------------|
| Scale: | NOT TO SCALE | DO NOT SCALE |
|--------|--------------|--------------|

Drawing number: **B1279846**

Drawing number: **B1279846/100/009** Rev: **1**

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QUEEN ALEXANDRA ROAD

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|--------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.36 | ha | £3,200.00 | £1,152.00 |
| | Take up/down kerbing | 800 | m | £7.00 | £5,600.00 |
| | Take up/down traffic signs | 1 | item | £2,000.00 | £2,000.00 |
| | Take up/down traffic signals | 1 | item | £3,000.00 | £3,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 2300 | m ² | £15.00 | £34,500.00 |
| | Surface course | 2300 | m ² | £8.00 | £18,400.00 |
| | Cold milling/ planning of carriageway | 2300 | m ² | £7.00 | £16,100.00 |
| | Regulating | 690 | m ² | £40.00 | £27,600.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 1200 | m | £28.00 | £33,600.00 |
| | Footway | 400 | m ² | £25.00 | £10,000.00 |
| | Block paving | 1700 | m ² | £30.00 | £51,000.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £5,000.00 | £5,000.00 |
| | Road markings | 1 | item | £1,500.00 | £1,500.00 |
| | Traffic Signals - small | 1 | nr | £30,000.00 | £30,000.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £10,000.00 | £10,000.00 |
| | Sub total | | | | £254,452.00 |
| | Preliminaries @ 25% | | | | £63,613.00 |
| | Investigations and surveys @ 10% | | | | £25,445.20 |
| | Drainage @ 5% | | | | £12,722.60 |
| | Contingency @ 10% | | | | £25,445.20 |
| | Utility Works @ 50% | | | | £127,226.00 |
| | Professional fees @ 20% | | | | £50,890.40 |
| | Legal/ planning fees @ 10% | | | | £25,445.20 |
| | TOTAL | | | | £585,239.60 |

GASWORKS LINK ROAD

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|-------------|----------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.5 | ha | £3,200.00 | £1,600.00 |
| | Take up/down kerbing | 80 | m | £7.00 | £560.00 |
| | Take up/down traffic signs | 0 | item | £1,000.00 | £0.00 |
| | Take up/down traffic signals | 0 | item | - | - |
| 600 | Earthworks | | | | |
| | Excavate soft material | 688 | m ³ | £14.00 | £9,632.00 |
| | Excavate hard material | 1032 | m ³ | £30.00 | £30,960.00 |
| | Disposal of materials | 1720 | m ³ | £29.00 | £49,880.00 |
| | Import of material | 1000 | m ³ | £31.00 | £31,000.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 1600 | m ² | £7.00 | £11,200.00 |
| | Base | 1600 | m ² | £40.00 | £64,000.00 |
| | Binder course | 1600 | m ² | £15.00 | £24,000.00 |
| | Surface course | 1600 | m ² | £8.00 | £12,800.00 |
| | Cold milling/ planning of carriageway | 0 | m ² | £7.00 | £0.00 |
| | Regulating | 0 | m ² | £12.00 | £0.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 570 | m | £28.00 | £15,960.00 |
| | Footway | 800 | m ² | £25.00 | £20,000.00 |
| | Block paving | 130 | m ² | £30.00 | £3,900.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,500.00 | £1,500.00 |
| | Traffic Signals - small | 0 | nr | £30,000.00 | £0.00 |
| | Street furniture allowance | 1 | item | £1,000.00 | £1,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £175,000.00 | £175,000.00 |
| | Sub total | | | | £454,992.00 |
| | Preliminaries @ 25% | | | | £113,748.00 |
| | Investigations and surveys @ 10% | | | | £45,499.20 |
| | Drainage @ 5% | | | | £22,749.60 |
| | Contingency @ 10% | | | | £45,499.20 |
| | Utility Works @ 50% | | | | £227,496.00 |
| | Professional fees @ 20% | | | | £90,998.40 |
| | Legal/ planning fees @ 10% | | | | £45,499.20 |
| | TOTAL | | | | £1,046,481.60 |

DESBOROUGH ROAD

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|-------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.5 | ha | £3,200.00 | £1,600.00 |
| | Take up/down kerbing | 610 | m | £7.00 | £4,270.00 |
| | Take up/down traffic signs | 1 | item | £1,000.00 | £1,000.00 |
| | Take up/down traffic signals | 1 | item | £3,000.00 | £3,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 3200 | m ² | £15.00 | £48,000.00 |
| | Surface course | 3200 | m ² | £8.00 | £25,600.00 |
| | Cold milling/ planning of carriageway | 3200 | m ² | £7.00 | £22,400.00 |
| | Regulating | 960 | m ² | £40.00 | £38,400.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 1300 | m | £28.00 | £36,400.00 |
| | Footway | 450 | m ² | £25.00 | £11,250.00 |
| | Block paving | 1100 | m ² | £30.00 | £33,000.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,500.00 | £1,500.00 |
| | Traffic Signals - small | 0 | nr | £30,000.00 | £0.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £5,000.00 | £5,000.00 |
| | Sub total | | | | £238,420.00 |
| | Preliminaries @ 25% | | | | £59,605.00 |
| | Investigations and surveys @ 10% | | | | £23,842.00 |
| | Drainage @ 5% | | | | £11,921.00 |
| | Contingency @ 10% | | | | £23,842.00 |
| | Utility Works @ 50% | | | | £119,210.00 |
| | Professional fees @ 20% | | | | £47,684.00 |
| | Legal/ planning fees @ 10% | | | | £23,842.00 |
| | TOTAL | | | | £548,366.00 |

BRIDGE STREET

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|--------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.21 | ha | £3,200.00 | £672.00 |
| | Take up/down kerbing | 380 | m | £7.00 | £2,660.00 |
| | Take up/down traffic signs | 1 | item | £4,000.00 | £4,000.00 |
| | Take up/down traffic signals | 1 | item | £7,500.00 | £7,500.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 1950 | m ² | £15.00 | £29,250.00 |
| | Surface course | 1950 | m ² | £8.00 | £15,600.00 |
| | Cold milling/ planning of carriageway | 1950 | m ² | £7.00 | £13,650.00 |
| | Regulating | 585 | m ² | £40.00 | £23,400.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 500 | m | £28.00 | £14,000.00 |
| | Footway | 75 | m ² | £25.00 | £1,875.00 |
| | Block paving | 220 | m ² | £30.00 | £6,600.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,000.00 | £1,000.00 |
| | Traffic Signals - small | 0 | nr | £30,000.00 | £0.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £1,000.00 | £1,000.00 |
| | Sub total | | | | £128,207.00 |
| | Preliminaries @ 25% | | | | £32,051.75 |
| | Investigations and surveys @ 10% | | | | £12,820.70 |
| | Drainage @ 5% | | | | £6,410.35 |
| | Contingency @ 10% | | | | £12,820.70 |
| | Utility Works @ 50% | | | | £64,103.50 |
| | Professional fees @ 20% | | | | £25,641.40 |
| | Legal/ planning fees @ 10% | | | | £12,820.70 |
| | TOTAL | | | | £294,876.10 |

WESTBOURNE STREET

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|--------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.3 | ha | £3,200.00 | £960.00 |
| | Take up/down kerbing | 480 | m | £7.00 | £3,360.00 |
| | Take up/down traffic signs | 1 | item | £4,000.00 | £4,000.00 |
| | Take up/down traffic signals | 1 | item | £7,500.00 | £7,500.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 2180 | m ² | £15.00 | £32,700.00 |
| | Surface course | 2180 | m ² | £8.00 | £17,440.00 |
| | Cold milling/ planning of carriageway | 1450 | m ² | £7.00 | £10,150.00 |
| | Regulating | 654 | m ² | £40.00 | £26,160.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 500 | m | £28.00 | £14,000.00 |
| | Footway | 390 | m ² | £25.00 | £9,750.00 |
| | Block paving | 270 | m ² | £30.00 | £8,100.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,000.00 | £1,000.00 |
| | Traffic Signals - small | 1 | nr | £30,000.00 | £30,000.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £5,000.00 | £5,000.00 |
| | Sub total | | | | £177,120.00 |
| | Preliminaries @ 25% | | | | £44,280.00 |
| | Investigations and surveys @ 10% | | | | £17,712.00 |
| | Drainage @ 5% | | | | £8,856.00 |
| | Contingency @ 10% | | | | £17,712.00 |
| | Utility Works @ 50% | | | | £88,560.00 |
| | Professional fees @ 20% | | | | £35,424.00 |
| | Legal/ planning fees @ 10% | | | | £17,712.00 |
| | TOTAL | | | | £407,376.00 |

WEST WYCOMBE ROAD (BETWEEN JUNCTION WITH WESTBOURNE STREET AND JUNCTION WITH BRIDGE STREET)

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|-------------|----------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.4 | ha | £3,200.00 | £1,280.00 |
| | Take up/down kerbing | 500 | m | £7.00 | £3,500.00 |
| | Take up/down traffic signs | 1 | item | £8,000.00 | £8,000.00 |
| | Take up/down traffic signals | 1 | item | £15,000.00 | £15,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 3255 | m ² | £15.00 | £48,825.00 |
| | Surface course | 3255 | m ² | £8.00 | £26,040.00 |
| | Cold milling/ planning of carriageway | 3255 | m ² | £7.00 | £22,785.00 |
| | Regulating | 977 | m ² | £40.00 | £39,080.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 820 | m | £28.00 | £22,960.00 |
| | Footway | 350 | m ² | £25.00 | £8,750.00 |
| | Block paving | 800 | m ² | £30.00 | £24,000.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £5,000.00 | £5,000.00 |
| | Road markings | 1 | item | £2,000.00 | £2,000.00 |
| | Traffic Signals - small | 1 | nr | £30,000.00 | £30,000.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £175,000.00 | £175,000.00 |
| | Sub total | | | | £437,220.00 |
| | Preliminaries @ 25% | | | | £109,305.00 |
| | Investigations and surveys @ 10% | | | | £43,722.00 |
| | Drainage @ 5% | | | | £21,861.00 |
| | Contingency @ 10% | | | | £43,722.00 |
| | Utility Works @ 50% | | | | £218,610.00 |
| | Professional fees @ 20% | | | | £87,444.00 |
| | Legal/ planning fees @ 10% | | | | £43,722.00 |
| | TOTAL | | | | £1,005,606.00 |

BELLFIELD ROAD

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|--------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.1 | ha | £3,200.00 | £320.00 |
| | Take up/down kerbing | 120 | m | £7.00 | £840.00 |
| | Take up/down traffic signs | 1 | item | £4,000.00 | £4,000.00 |
| | Take up/down traffic signals | 1 | item | £7,500.00 | £7,500.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 760 | m ² | £15.00 | £11,400.00 |
| | Surface course | 760 | m ² | £8.00 | £6,080.00 |
| | Cold milling/ planning of carriageway | 760 | m ² | £7.00 | £5,320.00 |
| | Regulating | 228 | m ² | £40.00 | £9,120.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 215 | m | £28.00 | £6,020.00 |
| | Footway | 180 | m ² | £25.00 | £4,500.00 |
| | Block paving | 75 | m ² | £30.00 | £2,250.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,000.00 | £1,000.00 |
| | Traffic Signals - small | 0 | nr | £30,000.00 | £0.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £1,000.00 | £1,000.00 |
| | Sub total | | | | £66,350.00 |
| | Preliminaries @ 25% | | | | £16,587.50 |
| | Investigations and surveys @ 10% | | | | £6,635.00 |
| | Drainage @ 5% | | | | £3,317.50 |
| | Contingency @ 10% | | | | £6,635.00 |
| | Utility Works @ 50% | | | | £33,175.00 |
| | Professional fees @ 20% | | | | £13,270.00 |
| | Legal/ planning fees @ 10% | | | | £13,270.00 |
| | TOTAL | | | | £159,240.00 |

OXFORD ROAD AREA

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|-------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 1.06 | ha | £3,200.00 | £3,392.00 |
| | Fell tree and remove tree stump, tree girth any size | 1 | item | £5,000.00 | £5,000.00 |
| | Take Up or Down & Set Aside for re-use or Remove to store or tip off Site | | | | |
| | Kerbing | 1060 | m | £7.00 | £7,420.00 |
| | Channels | 700 | m | £10.00 | £7,000.00 |
| | Take Up or Down & Set Aside for Re-Use or Remove to Store or Tip Off Site | | | | |
| | Street Furniture, Barriers, Benches and Bollards | 1 | item | £2,000.00 | £2,000.00 |
| | Traffic Signs (Inc. Street Name Plates) | 1 | item | £5,000.00 | £5,000.00 |
| | Traffic Signals | 1 | item | £7,500.00 | £7,500.00 |
| | Barriers/Gates/Islands | 1 | item | £1,000.00 | £1,000.00 |
| | Chamber Covers and Frames, Gully Gratings and Frames | 1 | item | £3,000.00 | £3,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 100 | m ³ | £14.00 | £1,400.00 |
| | Excavate hard material | 1000 | m ³ | £30.00 | £30,000.00 |
| | Disposal of materials | 1100 | m ³ | £29.00 | £31,900.00 |
| | Import of material | 200 | m ³ | £31.00 | £6,200.00 |
| 700 | Pavement | | | | |
| | Sub-base – 150mm | 2800 | m ² | £7.00 | £19,600.00 |
| | Base | 2800 | m ² | £40.00 | £112,000.00 |
| | Binder course | 2800 | m ² | £15.00 | £42,000.00 |
| | Surface course | 2800 | m ² | £8.00 | £22,400.00 |
| | Cold milling/ planning of carriageway | 2800 | m ² | £7.00 | £19,600.00 |
| | Regulating Average 50mm | 1400 | m ² | £10.00 | £14,000.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 1450 | m | £28.00 | £40,600.00 |
| | Block paving in Footway | 3380 | m ² | £25.00 | £84,500.00 |
| | Block paving in car parking/ Bus Lay-by | 551 | m ² | £35.00 | £19,285.00 |
| | Block paving in medians | 914 | m ² | £40.00 | £36,560.00 |
| | Block paving in Raised crossings | 1365 | m ² | £80.00 | £109,200.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £15,000.00 | £15,000.00 |
| | Road markings | 1 | item | £5,000.00 | £5,000.00 |
| | Street furniture allowance | 1 | item | £7,000.00 | £7,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £35,000.00 | £35,000.00 |
| | Sub total | | | | £692,557.00 |
| | Preliminaries @ 25% | | | | £173,139.25 |
| | Investigations and surveys @ 10% | | | | £69,255.70 |
| | Drainage @ 5% | | | | £34,627.85 |
| | Contingency @ 10% | | | | £69,255.70 |
| | Utility Works @ 50% | | | | £346,278.50 |
| | Professional fees @ 20% | | | | £138,511.40 |

| Series | Description | Quantity | Unit | Rate | Total |
|---------------|----------------------------|-----------------|-------------|-------------|---------------|
| | Legal/ planning fees @ 10% | | | | £69,255.70 |
| | TOTAL | | | | £1,592,881.10 |

LILY'S WALK

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|--|----------|----------------|------------|--------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 0.3 | ha | £3,200.00 | £960.00 |
| | Take up/down kerbing | 700 | m | £7.00 | £4,900.00 |
| | Take up/down traffic signs | 1 | item | £2,000.00 | £2,000.00 |
| | Take up/down traffic signals | 1 | item | £3,000.00 | £3,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 0 | m ³ | £30.00 | £0.00 |
| | Disposal of materials | 0 | m ³ | £29.00 | £0.00 |
| | Import of material | 0 | m ³ | £31.00 | £0.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 2375 | m ² | £15.00 | £35,625.00 |
| | Surface course | 2375 | m ² | £8.00 | £19,000.00 |
| | Cold milling/ planning of carriageway | 1865 | m ² | £7.00 | £13,055.00 |
| | Regulating | 712.5 | m ² | £40.00 | £28,500.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 800 | m | £28.00 | £22,400.00 |
| | Footway | 60 | m ² | £25.00 | £1,500.00 |
| | Block paving | 150 | m ² | £30.00 | £4,500.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £2,000.00 | £2,000.00 |
| | Road markings | 1 | item | £1,000.00 | £1,000.00 |
| | Traffic Signals - small | 0 | nr | £30,000.00 | £0.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £1,000.00 | £1,000.00 |
| | Sub total | | | | £144,440.00 |
| | Preliminaries @ 25% | | | | £36,110.00 |
| | Investigations and surveys @ 10% | | | | £14,444.00 |
| | Drainage @ 5% | | | | £7,222.00 |
| | Contingency @ 10% | | | | £14,444.00 |
| | Utility Works @ 50% | | | | £72,220.00 |
| | Professional fees @ 20% | | | | £28,888.00 |
| | Legal/ planning fees @ 10% | | | | £14,444.00 |
| | TOTAL | | | | £332,212.00 |

SWAN FRONTAGE

| Series | Description | Quantity | Unit | Rate | Total |
|-------------|---|----------|----------------|-------------|----------------------|
| 200 | Site Clearance | | | | |
| | General site clearance | 1 | item | £3,000.00 | £3,000.00 |
| | Take up/down kerbing | 100 | m | £7.00 | £700.00 |
| | Take up/down traffic signs | 1 | item | £2,500.00 | £2,500.00 |
| | Take up/down traffic signals | 2 | item | £5,000.00 | £10,000.00 |
| 600 | Earthworks | | | | |
| | Excavate soft material | 0 | m ³ | £14.00 | £0.00 |
| | Excavate hard material | 370 | m ³ | £30.00 | £11,100.00 |
| | Disposal of materials | 370 | m ³ | £29.00 | £10,730.00 |
| | Import of material - topsoil | 370 | m ³ | £31.00 | £11,470.00 |
| 700 | Pavement | | | | |
| | Capping layer – 600mm | 0 | m ² | £13.00 | £0.00 |
| | Sub-base – 150mm | 0 | m ² | £7.00 | £0.00 |
| | Base | 0 | m ² | £40.00 | £0.00 |
| | Binder course | 3400 | m ² | £15.00 | £51,000.00 |
| | Surface course | 3400 | m ² | £8.00 | £27,200.00 |
| | Cold milling/ planning of carriageway | 5100 | m ² | £7.00 | £35,700.00 |
| | Regulating Average 50mm | 3400 | m ² | £10.00 | £34,000.00 |
| 1100 | Kerbs, Footways & Paved Areas | | | | |
| | Kerbs | 560 | m | £28.00 | £15,680.00 |
| | Block paving in Footway | 950 | m ² | £25.00 | £23,750.00 |
| | Block paving in car parking/ Bus Lay-by | 307 | m ² | £35.00 | £10,745.00 |
| | Block paving in medians | 400 | m ² | £40.00 | £16,000.00 |
| | Block paving in Raised crossings | 122 | m ² | £80.00 | £9,760.00 |
| 1200 | Traffic Signs & Road Markings | | | | |
| | Traffic Signs | 1 | item | £5,000.00 | £5,000.00 |
| | Road markings | 1 | item | £2,500.00 | £2,500.00 |
| | Traffic Signals - Lily's Walk - reposition and junction control | 1 | nr | £35,000.00 | £35,000.00 |
| | Traffic Signals - Fire Station - reposition and new for northbound egress | 1 | nr | £35,000.00 | £35,000.00 |
| | Street furniture allowance | 1 | item | £5,000.00 | £5,000.00 |
| 3000 | Landscaping | | | | |
| | General landscaping | 1 | item | £100,000.00 | £100,000.00 |
| | Sub total | | | | £564,544.00 |
| | Preliminaries @ 25% | | | | £113,958.75 |
| | Investigations and surveys @ 10% | | | | £45,583.50 |
| | Drainage @ 5% | | | | £22,791.75 |
| | Contingency @ 10% | | | | £45,583.50 |
| | Utility Works @ 50% | | | | £113,958.75 |
| | Professional fees @ 20% | | | | £91,167.00 |
| | Legal/ planning fees @ 10% | | | | £45,583.50 |
| | TOTAL | | | | £1,048,420.50 |