



QA Cover Sheet

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Burton - Washlands Central Area Landscape Enhancements
Landscape Masterplan Cost Estimate

Version: 1
 Date: 02/12/2019

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
A	PRELIMINARIES					
1	<u>Estimated duration & timing of main works</u>	26	weeks			26 weeks advised by idverde
2	Conditions of Contract Allow for complying with all clauses of the conditions of contract, specifications, Environmental Action Plan, and other contract documents not specifically mentioned herein.	1	Item	£ -	£ -	
3	Legal Requirements Obtain where required, and comply with, all legal requirements, statutory consents and permits including (but not limited to): Flood Risk Activity Permit for Temporary Works, Permits for Herbicide (if required), temporary traffic regulation order, Streetworks Licence, Water Abstraction Licence etc	1	Item	£ -	£ -	
4	CDM & Health and Safety It is anticipated that this will be a notifiable project under the CDM Regulations. The Contractor must still allow for the provision of site specific working method statements, H&S Risk Assessments and a programme of works, to the approval of the Principal Designer / CA / Client.	1	Item	£ 5,000.00	£ 5,000.00	
5	Services Service information drawings to be provided to Contractor prior to commencement. Any service diversions carried out by Contractor to be recorded within their H&S File on completion. Any damage caused to services by the Contractor is to be made good at the Contractor's expense. Allow for CAT scanning prior to excavation / ground breaking.	1	Item	£ 2,500.00	£ 2,500.00	
6	Site Compound & Welfare facilities Allow for provision of site Compound and Welfare facilities to comply with Construction (Health, Safety and Welfare) Regulations 1996. All facilities must be in place prior to works starting on site. Allow for supply, upkeep, removal and reinstatement. Reinstatement to include removal of temporary hard standing, making good levels, decompaction, provision of any topsoil / seeding / works as per specifications.	26	weeks	£ 1,150.00	£ 29,900.00	
7	Programming & materials management Allow for provision of Programme to CA agreement, and ordering and receiving of material in a timely fashion for effective delivery of works.	1	Item	£ 66,000.00	£ 66,000.00	
8	Site Access Allow for all costs associated with access and for making good on completion. Allow for complying with local authority requirements and procedures for works on the highway, should reinstatement of highways / footways be required.	1	Item	£ 2,000.00	£ 2,000.00	

9	Public access					
	Maintain public access of public footpaths where practicable; allow for securing temporary PROW diversions where required, including all costs and compliance with legal requirements.	1	Item	£ 7,500.00	£ 7,500.00	
10	Site security & public safety					
	H&S method statements to include proposals for addressing site security and public safety. Ensure public safety is not put at risk by the works. Allow for provision of barriers and site protection measures as required for the duration of the works to ensure protection of works, materials, tools, plant and the public. Ensure operations do not give rise to increased opportunities for trespass.	1	Item	£ 2,500.00	£ 2,500.00	
11	Reinstatement					
	Allow for full reinstatement of any damage caused in undertaking the works	1	Item	£ 1,750.00	£ 1,750.00	
12	Setting Out					
	Allow for setting out external works, including hard and soft elements. Allow for placing of pegs and string lines to LA drawings; surveying levels and placing level pegs; obtaining approval from LA to commence works.	1	Item	£ 750.00	£ 750.00	
13	Water Abstraction License					
	Allow for costs of obtaining a licence from the Environment Agency (EA) for abstraction of water from the River Trent for the purpose of undertaking all implementation and maintenance works, for the duration of the 5 yrs.	1	Item	£ 1,200.00	£ 1,200.00	
14	Flood Risk					
	The majority of works are on the wet side of Burton's flood defences within a flood zone with risk of frequent inundation. Submit method statement detailing how this risk will be managed. Essential measures to include: No works to take place during times of flood risk. The contractor's compound, equipment, plant and materials must not be located or left within areas / times of flood risk. The contractor will not be liable for damage to installed materials caused directly by flooding, either before or following Practical Completion.	1	Item	£ 1,500.00	£ 1,500.00	
15	Invasive Species Management Plan					
	Allow for the preparation of an Invasive Species Management Plan for approval by the CA and EA. Note environmental constraints plans identify known locations of Japanese knotweed and Himalayan balsam.	1	Item	£ 150.00	£ 150.00	
16	Independent Play Area Post Installation Inspection Report and Practical Completion					
	Allow for arranging and providing an Independent Play Area Post Installation Inspection Report. Practical Completion will not be awarded before the Contractor provides evidence that an approved Playground Safety Inspector (eg ROSPA) has inspected the playground and confirmed through provision of an Inspection Report that all equipment is correctly and safely installed, fit for purpose and ready for public use. Practical Completion will also be dependent on the Contractor facilitating a joint inspection by the CA, EA and East Staffordshire Borough Council (ESBC), resulting in all parties' acceptance that all contractual matters have been completed and the site is fit for purpose.	1	Item	£ 500.00	£ 500.00	
	Total				£ 121,250.00	

All Prelims from idverde. All are much higher than expected, and likely to reflect uncertainty and commercial risk given pre-estimate situation / lack of full project details, however they are included in full as a precautionary approach.

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
B	CLEARANCE					
1	Setting out / marking up plants Allow for setting out and identification / marking up of all trees / shrubs for removal, all to be approved by LA / arboricultural consultant on site.	1	Item	£ 500.00	£ 500.00	
2	Removal of shrubby vegetation Remove all established shrubby vegetation from the designated areas, including digging out of all roots and coppicing where specified and disposal of arisings off site.	1	Item	£ 7,500.00	£ 7,500.00	A best guess anticipated cost for scheme of this nature based on outline details
3	Removal of young trees Remove saplings / small trees (which can be felled safely from the ground) from the designated areas, including digging out all roots and disposal of arisings off site.	1	Item	£ 2,500.00	£ 2,500.00	A best guess anticipated cost for scheme of this nature based on outline details
4	Herbicide to herbaceous vegetation Apply approved herbicide to existing grassy / herbaceous/ scrubby vegetation.	1	Item	£ 1,500.00	£ 1,500.00	A best guess anticipated cost for scheme of this nature based on outline details
5	Mechanical removal of herbaceous vegetation - open ground Mechanically clear the designated areas of all existing weeds / grassy / herbaceous/ scrubby vegetation and remove to a licenced tipping site.	1	Item	£ 3,500.00	£ 3,500.00	A best guess anticipated cost for scheme of this nature based on outline details
6	Mechanical removal of herbaceous vegetation - under / between existing retained trees Without damage to roots of retained trees, clear the designated areas of all existing weeds/ nettles/ brambles/ scrubby vegetation and remove to a licenced tipping site.	1	Item	£ 1,200.00	£ 1,200.00	A best guess anticipated cost for scheme of this nature based on outline details
7	Tree work: General: All tree work to be carried out by a contractor from the Arboricultural Association Approved Contractors List 2008 and in compliance with BS 3998 Tree Works.	1	item	£ -	£ -	
8	Tree Work: Allow for 6 days of work by an approved Arboricultural sub contractor, comprising a group of 3 workers. Works to include selective clearance and thinning of area adjacent play area, removal of dead wood, crown thinning, crown reduction, re-coppicing of willows (within eastern riverside group and adjacent Leisure Centre), cleaning out, removal of low and / or damaged branches to specific trees (mainly within Garden of Remembrance).	6	days	£ 925.00	£ 5,550.00	
9	Removal of hard surfacing Break out and remove existing tarmac footpaths, retaining sub base, and allow for disposal costs Break out and remove existing path edgings, and allow for disposal costs	760 714	m ² lin m	£ 4.25 £ 2.40	£ 3,230.00 £ 1,713.60	
10	Removal of safety surfacing Remove existing play area safety surfacing including sub base and edgings, and allow for disposal costs	775	m ²	£ 6.30	£ 4,882.50	
11	Removal of furniture items for re-use: Carefully remove all existing play equipment / furniture and transport to ESBC depot for re-use. Removal of concrete footings to tip.					

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
C	EARTHWORKS & LANDFORM					
	For Info					
1	All soil stripping / stockpiling / supply / amelioration / spreading works to be undertaken in accordance with Defra Code of Practice for Sustainable Management of Soils on Construction Sites.	1	info	£ -		
2	Topsoil Stripping					
a	Strip topsoil to 150mm depth, exposing lower nutrient soils for wildflower seeding	16000	m ²	£ 1.40	£ 22,400.00	
b	Stockpile topsoil on site for re-use; maintain stockpiles FOR 2 MONTHS, until removed by others	1920	m ³	£ 0.80	£ 1,536.00	
3	Cut and Fill Operations					
a	Excavate to reduce levels, up to approx. 1.0m max depth, to form swale and pond / wetland areas as detailed.	3832.5	m ³	£ 9.00	£ 34,492.50	Reduced original excavation by 30% to max 1.0m depth; removed provision to do any ground raising on site, assuming no opportunity to re-use topsoil on FRMS
b	Excavated material to be re-spread and compacted to make up levels in areas of fill as detailed.	0	m ³	£ 6.00	£ -	
c	Grade all areas of cut and fill to achieve smooth contours and final levels as detailed	16000	m ²	£ 0.23	£ 3,680.00	
4	Topsoil: planting areas					
	Spread and lightly consolidate approved retained topsoil from spoil heaps in layers of 150mm. Allow for profiling / grading.	420	m ³	£ 10.40	£ 4,368.00	assumes 150mm over c 2790m2
5	Provisional: adjust manhole levels					
	Reduce height of inspection chamber, removing up to 5 courses of brickwork and re-installing manhole cover	2	no	£ 142.00	£ 284.00	
	Disposal of excavated material					
6	Dispose of excavated material offsite, to tip not exceeding 13km using lorries, inc landfill tax based on inactive waste	3412.5	m ³	£ 30.00	£ 102,375.00	This assumes all excavated material must be disposed off site, except for 420m3 of topsoil for planting (not ground raising)
	Total				£ 169,135.50	

rate of £9/m3 advised by GTI. Spons: £1.83/m3. Landscape Management Services (rate from EA Framework): £3 - £4.50 / m3
 idverde suggesting £12.10!

rate of £30/m3 advised by Gti. Rate from Landscape Management Services (EA Framework): £15/m3. Rate in Spons: £18.87. Rate from current EA L/s Framework: £19.68
 idverde suggesting £38.45!

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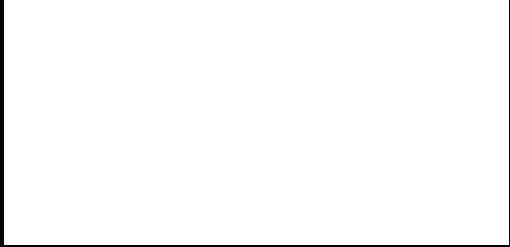
Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
D	SOFT LANDSCAPE WORKS					
1	AMENITY GRASS SEEDING / TURFING AREAS					
a	Cultivate areas for grass seeding as specifications to a depth of 100mm. Allow for harrowing, rolling, stone picking, grading to required levels and disposal of all arisings off site to approved tip.	5790	m²	£ 0.28	£ 1,621.20	
b	Supply and spread British Seed Houses (BSH1 6:9:6 NPK fertiliser at a rate of 70g/m²). Allow for harrowing or raking into the surface of the soil.	5790	m²	£ 0.07	£ 405.30	
	Seeding Operations (alongside footpaths & margins of play area					
c	Supply and sow British Seed Houses seed mix A22 in accordance with the specifications at a rate of 35g/m²	3000	m²	£ 0.15	£ 450.00	
	Turfing Operations (Play area - core areas / grass mats)					
d	Supply and lay turf as specification, allow for first cut to establish sward.	2790	m²	£ 4.61	£ 12,861.90	
2	WILDFLOWER MEADOW AREAS					
	Cultivate areas for wildflower seeding as specifications to a depth of 100mm. Allow for harrowing, rolling, stone picking, grading to required levels and disposal of all arisings off site to approved tip.	19500	m²	£ 0.28	£ 5,460.00	
a	Supply and sow Emorsgate EM8 at 5g per m², mixed with a cornfield annuals mix @ 1g per m². In accordance with specifications and suppliers' recommendations. Seed supplier to blend the 2 mixes together.	19500	m²	£ 0.45	£ 8,775.00	
3	Garden of Remembrance - Lawn reinstatement works					
a	Accelerated maintenance works, comprising moss removal, spiking / harrowing / aeration / fertiliser / weed control / overseeding	1	item	£ 1,400.00	£ 1,400.00	
4	Cultivation : areas under / between existing trees and shrubs					
a	Cultivate areas for seeding as specifications around existing roots of trees / shrubs, to a depth of 50mm. Allow for harrowing, rolling, stone picking, grading to required levels and disposal of all arisings off site to approved tip.	3500	m²	£ 0.32	£ 1,120.00	
5	Woodland areas wildflower / grass seed mix					
a	Wildflower plug planting - Woodlands Mixture to be planted under / through out existing woodland planting	3500	m²	£ 0.85	£ 2,975.00	
	PLANTING					
	Tree planting					
6	Extra Heavy Standard Street Trees					

a	Supply and plant the following trees. Allow for all excavations, removing of arisings as appropriate, planting pit treatment and tree protection. Include supply and installation of Root Rain Metro (RRPC3) irrigation tube supplied by Green leaf (or similar approved). Underground guying required plus low diagonal staking					
b	Acer campestre 'Streetwise' ; 3x; 18-20cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 275.00	£ 2,750.00	
c	Betula utilis Jacqumontii ; 3x; 18-20cm girth; RB; min 450cm height; min 200cm clear stem.	15	no	£ 270.00	£ 4,050.00	
d	Betula pendula ; 3x; 18-20cm girth; RB; min 450cm height; min 200cm clear stem.	5	no	£ 255.00	£ 1,275.00	
e	Prunus avium 'Plena' ; 3x; 18-20cm girth; RB; min 450cm height; min 200cm clear stem.	5	no	£ 245.00	£ 1,225.00	
f	Sorbus aucuparia 'Cardinal Royal' ; 3x; 18-20cm girth; RB; min 450cm height; min 200cm clear stem.	5	no	£ 260.00	£ 1,300.00	
g	Street Tree Planting on Meadowside drive - 4 x 18-20cm girth Pyrus chanticleer, inc cellular reinforcement tree pit detailing	4	no	£ 2,000.00	£ 8,000.00	
h	Tree Protection: 2m high galvanised welded mesh panel, bent to form circular protection around tree and secured to triple stakes	44	no	£ 35.00	£ 1,540.00	
7	<u>Extra Heavy Standards - individual specimen trees within amenity grass areas / interplanted within existing copses</u>					
a	Supply and plant the following trees. Allow for all excavations, removing of arisings as appropriate, planting pit treatment and tree protection. Include supply and installation of Root Rain Metro (RRPC3) irrigation tube supplied by Green leaf (or similar approved). Allow for 1m dia weed free bark mulched tree pit. Underground guying required					
b	Betula pendula ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 123.00	£ 1,230.00	
c	Alnus glutinosa ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 118.00	£ 1,180.00	
d	Betula pubescens ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 122.00	£ 1,220.00	
e	Acer campestre ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 168.00	£ 1,680.00	
f	Prunus padus ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 125.00	£ 1,250.00	
g	Carpinus betulus ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 127.00	£ 1,270.00	
h	Populus nigra ; 16-18cm girth; RB; min 450cm height; min 200cm clear stem.	10	no	£ 117.00	£ 1,170.00	
i	Tree Protection: 2m high galvanised welded mesh panel, bent to form circular protection around tree and secured to triple stakes	110	no	£ 35.00	£ 3,850.00	
		114				
8	<u>Final cultivation prior to all bare root planting and containerised shrub planting</u>					
a	Cultivate areas for planting in accordance with specifications to a depth of 500mm . Allow for harrowing, rolling, stone picking, grading to required levels, disposal of all arisings off site to tip, compost and fertiliser, and bringing surface 50mm to a fine tilth	800	m²	£ 2.30	£ 1,840.00	
	<u>Planting</u>					
b	Allow for setting out of all planting - to be agreed on site by CA before proceeding. Two working days notice shall be given to allow inspection prior to planting.	1	item	£ 190.00	£ 190.00	
c	Allow for root dip immediately after lifting and prior to delivery on site all bare root plant material	1	item	£ 150.00	£ 150.00	

All planting & soft landscape rates from idverde

d	Allow for supply of 12gm Agroblen slow release fertiliser tablet per whip plant, as specified	1	item	£ 225.00	£ 225.00
10	Wet woodland - Shrub Edge areas - supply and plant:				
	60-80 B 1+1: Transplant ; @ 2m c/s	800	m2		
a	Corylus avellana - 25%	200	no	£ 2.20	£ 440.00
b	Crataegus monogyna - 25%	200	no	£ 1.95	£ 390.00
c	Frangula alnus - 5%	75	no	£ 1.90	£ 142.50
d	Cornus sanguinea - 10%	150	no	£ 2.45	£ 367.50
e	Salix cinerea - 10%	150	no	£ 1.85	£ 277.50
f	Viburnum opulus - 25%	200	no	£ 1.90	£ 380.00
g	Protective Tree Tubes for above	800	no	£ 2.00	£ 1,600.00
11	Scattered Feathered Trees. B. 150-175cm - supply and pit plant:				
a	Populus nigra	10	no	£ 12.75	£ 127.50
b	Carpinus betulus	10	no	£ 13.25	£ 132.50
c	Acer campestre	10	no	£ 13.00	£ 130.00
d	Alnus glutinosa	10	no	£ 13.25	£ 132.50
e	Betula pendula (RB)	20	no	£ 18.25	£ 365.00
f	Sorbus aucuparia	5	no	£ 13.75	£ 68.75
g	Salix alba	10	no	£ 12.75	£ 127.50
h	Betula pubescens (RB)	20	no	£ 18.50	£ 370.00
i	Tree protection for above	95	no	£ 3.00	£ 285.00
12	Marginal planting				
	Mix 1:				
a	Common valerian, Jointed rush, Common spike-rush, Yellow flag iris, Lesser Spearwort, Marsh Cinquefoil, Marsh marigold, Watercress, Water mint, Water plantain	1	item	£ 2,500.00	£ 2,500.00
	Mix 2:				
b	Common marsh bedstraw, Ragged Robin, Flowering Rush, Lesser Spearwort, Marsh Cinquefoil, Lesser pond sedge, Common sedge, Hairy sedge, Water Forget-me-not, Water mint, Water plantain, Yellow flag iris	1	item	£ 1,850.00	£ 1,850.00
c	Aquatic planting	1	item	£ 875.00	£ 875.00
13	Semi-ornamental Shrub planting	2000			
a	Supply and plant the following in accordance with specifications, to be planted at 3-5 plants per sq m	400	m²		
b	Calamagrostis x acutiflora 'Karl Foerster', 60-90 cm, 5L pot, 40%	800	no	£ 5.50	£ 4,400.00
c	Stipa gigantea 60-90 cm, 5L pot, 20%	400	no	£ 6.20	£ 2,480.00
d	Miscanthus spp., 60-90 cm, 5L pot, 10%	200	no	£ 5.80	£ 1,160.00
e	Verbena bonariensis 30-40cm, 3L, 10%	200	no	£ 3.85	£ 770.00
f	Echinacea purpurea', 30-40cm, 3L, 10%	200	no	£ 3.90	£ 780.00
g	Achillea 30-40D, 3L, 5%	100	no	£ 3.70	£ 370.00
h	Sedum 30-40cm, 3L, 5%	100	no	£ 4.25	£ 425.00
14	Bark Mulch				
a	Supply and spread 75mm settled depth course grade amenity bark mulch from Melcourt Industries or similar approved, to WS areas and SS_0.1 area	400	m²	£ 5.75	£ 2,300.00
15	Bat & Bird Boxes				
a	Supply & Install within existing mature trees (as directed on site) 10 bird & 10 bat boxes:				

b	Schwegler 1FD Bat Box from: www.arkwildlife.co.uk, or similar and approved	10	no	£ 65.00	£ 650.00
c	Schwegler 1B 26mm Hole Nest box from: www.arkwildlife.co.uk, or similar and approved	10	no	£ 65.00	£ 650.00
16	<u>Provisional Items - Bulb planting - Q31:205 - supply plant or supply and assist volunteers to plant the following bulbs:</u>				
a	Hyacinthoides non-scripta (Bluebell)	3000	No	£ 0.28	£ 840.00
b	Narcissus pseudonarcissus (Wild Daffodil)	1500	No	£ 0.32	£ 480.00
	Total				£ 96,329.65



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E	HARD LANDSCAPE WORKS					
1	Library Entrance / Threshold Paving					
	Supply and install Hardscape granite paving	700	m ²	£ 150.00		
	Supply & install Hardscape granite kerbs	50	lin m	£ 100.00		
	Supply & install Aco Drain	22	lin m	£ 85.00		
2	Library Amphitheatre Steps					
	Flight A - 11 no steps, 1.5m wide (existing)					
	Dismantle existing steps / handrail	1	item	£ 500.00		
	Concrete formwork for new 3m wide bay	1	item	£ 50.00		
	Supply and install Hardscape granite step units, 3m wide	11	no	£ 1,200.00		
	e/o granite tactile paving top and bottom	1	item	£ 1,000.00		
	trenching, ducting, wiring & connections & reinstatement for Garda handrail	1	item	£ 2,000.00		
	supply & install central DW Windsor 'Garda' stainless steel handrail with LED lighting	5	lin m	£ 750.00		
3	Flight B					
	duplicate flight A					
4	Flight C					
	duplicate flight A				£ 5,500.00	
5	Flight D - 8 no. steps, 1.5m wide (existing)					
	Dismantle existing steps / handrail	1	item	£ 500.00		
	Concrete formwork	1	item	£ 500.00		
	Supply and install Hardscape granite step units, 1.5m wide	8	no	£ 600.00		
	e/o granite tactile paving top and bottom	1	item	£ 1,000.00		
	trenching, ducting, wiring & connections & reinstatement for Garda handrail	1	item	£ 2,000.00		
	supply & install DW Windsor 'Garda' stainless steel handrail with LED lighting	6	lin m	£ 750.00		
6	Flight E - 6 no. steps, 5m wide (existing)					
	Dismantle existing steps / handrail	1	item	£ 1,000.00	£ 1,000.00	
	Concrete formwork	1	item	£ 2,000.00	£ 2,000.00	
	Supply and install Hardscape granite step units, 5m wide	6	no	£ 2,000.00	£ 12,000.00	
	e/o granite tactile paving top and bottom	1	item	£ 2,000.00	£ 2,000.00	
	trenching, ducting, wiring & connections & reinstatement for Garda handrail	1	item	£ 2,000.00	£ 2,000.00	

Removed. Library threshold, and upgrade of 2 sets of pedestrian steps, now planned for delivery within FRMS.

	supply & install DW Windsor 'Garda' stainless steel handrail with LED lighting	6	lin m	£ 750.00	£ 4,500.00	
7	Ramp & adjacent hard surfacing (greenspace NE of library)					
	Supply and install Hardscape granite paving	150	m ²	£ 150.00		
	Granite Kerbs	130	lin m	£ 100.00		
	trenching, ducting, wiring & connections & reinstatement for Garda handrail	1	item	£ 2,000.00		Removed. No works due to FRMS.
	supply & install DW Windsor 'Garda' stainless steel handrail with LED lighting	10	lin m	£ 750.00		
8	Library Amphitheatre Seating Terraces					
	Remove existing surfacing / stone units	120	m ²	£ 20.00	£ 2,400.00	
	Supply and install Hardscape granite step units to replace existing stone units (damaged / vulnerable to vandalism) to match FRMS	120	m ²	£ 150.00	£ 18,000.00	
	Break out existing macadam seating terraces (6 terraces, each approx 1m x 15m)	90	m ²	£ 15.00	£ 1,350.00	
	New macadam to seating terraces	90	m ²	£ 30.00	£ 2,700.00	
	Top dress macadam seating terraces with resin bound aggregate	90	m ²	£ 50.00	£ 4,500.00	
9	Bottom of amphitheatre - oval					
	Prepare / regrade subbase	530	m ²	£ 5.00	£ 2,650.00	
	Supply & install 1m wide band of Hardscape granite paving	330	m ²	£ 150.00	£ 49,500.00	
	Supply & install new tarmac infill	200	m ²	£ 30.00	£ 6,000.00	
	Supply & install new resin bound aggregate surface dressing	200	m ²	£ 30.00	£ 6,000.00	
10	Replace existing library concourse guardrails					
	Remove existing steel guard railings	62	lin m	£ 10.00	£ 620.00	
	New stainless steel guard rail	62	lin m	£ 170.00	£ 10,540.00	
11	Enhance immediate setting of Listed Water Tower					
	Replace worn grass / desire line with high quality Strada terracotta block paving units to enhance setting of water tower	70	m ²	£ 65.00	£ 4,550.00	
	Re-turf and provide additional soft landscape planting	100	m ²	£ 25.00	£ 2,500.00	
12	Tarmac Footpath Construction					
	PCC Edging to macadam surfaces					
	Supply and install precast concrete edging units Allow for full construction including foundation and haunching with in situ concrete	570	lin m	£ 17.00	£ 9,690.00	
	"Casoron G" (residual) herbicide; treating subgrade before laying any sub-bases at 1kg/125m ²	1350	m ²	£ 0.20	£ 270.00	
	Supply & lay terram 1000 geotextile as detailed and described	1350	m ²	£ 1.00	£ 1,350.00	
	Supply and lay recycled granular fill type 1 sub-base as specifications; depth 200mm.	270	m ³	£ 45.00	£ 12,150.00	
	Supply and install Vehicular macadam surfacing - Binder (base) course, 75mm thick; Surface (wearing) course 25mm thick	1350	m ²	£ 30.00	£ 40,500.00	
13	Re-laying Yorkstone Path within Garden of Remembrance					
	Re-lay broken yorkstone slabs along main path in the Abbots Garden / Garden of Remembrance, inc replacement of broken slabs	1	item	£ 15,000.00	£ 15,000.00	Based on quote previously received by from DSK Engineering (for £12,500, in July 2018)
14	Recycled plastic boardwalk					

a	Supply and install boardwalk - 1.5m wide , constructed in recycled plastic supplied by Centriforce. Includes 4 x wider 'nodal' points / passing places	510	lin m	£ 455.00	£ 232,050.00	Estimate provided by Environments for People Ltd. Ideverde flagged boardwalk as expensive. However they also shared costs, and alternative construction, of a boardwalk from a current project of theirs in Northampton, which is 4 x this cost. That is a short bored pile construction with steel ground beams. That method for this project would cost over £1M (their rate was £2K/m). GBV re-engaged Environmentsfor People (Nov/Dec 2019) who confirmed costs based on more detailed info on design, levels and likely groundwater levels	
b	Recycled plastic platform at river's edge	1	item	£ 8,000.00	£ 8,000.00		
15	Signage / Interpretation					supply only costs obtained from suppliers; mark-up for contractor and installation added.	
	Supply and install, as manufacturers' recommendations, oak framed A0 interpretation boards, by Fitzpatrick Woolmer	4	no	£ 2,500.00	£ 10,000.00		
	e/o for artwork for interpretation boards	4	no	£ 1,000.00	£ 4,000.00		
	Supply and install as manufacturers' recommendations: FSC Certified hardwood fingerpost, 2 or 3 fingers per post	6	no	£ 1,200.00	£ 7,200.00		
	Supply and install, as manufacturers' recommendations, washlands gateway signage - Enigma Monolith (Large, dbl sided) by Fitzpatrick Woolmer, inc orientation map	1	no	£ 4,000.00	£ 4,000.00		
	Supply and install, as manufacturers' recommendations, nature trail posts with etched zinc 'rubbing plates' by Fitzpatrick Woolmer, inc orientation map	6	no	£ 450.00	£ 2,700.00		
16	Street Furniture						
	Supply and install as manufacturers' recommendations: Logic Ambleside Straight Seat Corten Steel / Hardwood	6	no	£ 1,500.00	£ 9,000.00		supply only cost = £1,180 ea.
	Supply and install as manufacturers' recommendations: Logic Ambleside Curved Seat Corten Steel / Hardwood	4	no	£ 2,000.00	£ 8,000.00		supply only cost = £1,460 ea.
	Supply and install as manufacturers' recommendations: Logic Ambleside Pic Nic set Corten Steel / Hardwood	4	no	£ 3,200.00	£ 12,800.00		supply only cost = £2,700 ea.
	Supply and install as manufacturers' recommendations: Logic Thirlmere Bench Corten Steel / Hardwood (greenspace south of library)	1	no	£ 4,500.00	£ 4,500.00	supply only cost = £3,870 ea.	
	Supply and install as manufacturers' recommendations: Logic Ambleside dual litter bin Corten Steel / Hardwood	6	no	£ 3,000.00	£ 18,000.00	supply only cost = £2,670 ea.	
	Supply and install as manufacturers' recommendations: Broxap dog bin, to match Derbyshire litter bin, colour: RAL 6003. Locations A2, C1, D, E, G, I, on CCS sketch plan. Exact positions to be marked and agreed on site.	6	no	£ 450.00	£ 2,700.00		
	Supply & install new bollards at Meadowside Drive - Broxap 'Chester' steel (black)	40	no	£ 150.00	£ 6,000.00	£100 supply only	
	Supply & install new cycle racks	2	no	£ 750.00	£ 1,500.00		
17	Cattle Bridge Enhancements					2 alt product quotes rec'd from Woodscape - £16K & £10K	
	New Balustrade with Vertical Infill	1	item	£ 20,000.00	£ 20,000.00		
18	Swale culverts for maintenance access						
	Construct swale culvert for maintenance access, comprising:	2	item				
	supply and install concrete pipe	2	item	£ 1,500.00	£ 3,000.00		
	green headwall' either side of culvert constructed using rootlok or similar (vegetated wall system)	2	item	£ 3,000.00	£ 6,000.00		
	Topoiling and reinstatement	2	item	£ 500.00	£ 1,000.00		
	MOT Type 1 over culvert	2	item	£ 500.00	£ 1,000.00		

	Total				£ 580,720.00	

Note: no allowance has been made for highways works on Meadowside Drive - no realignment of junction, no removal of mini-roundabout, no tarmac resurfacing / white lining etc

Burton - Washlands Central Area Landscape Enhancements
Landscape Masterplan Cost Estimate

Version: 1
 Date: 02/12/2019

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
F	PLAY					
	Play Area					
1	All equipment to be installed in accordance with specifications and suppliers' recommendations, and BSEN1176					
	Play equipment:					
2	Prime Cost Sum for Timberplay Large pyramid tower 3.43000 + slide	1	No; PC Sum	£ 64,545.00	£ 64,545.00	all PC supply costs, and installation costs, provided by Timberplay (May 2019) Percentage advised by idverde
3	Contractor's % for overheads and profit		%	15%	£ 9,681.75	
4	Contractor's installation costs	1	item	£ 7,099.00	£ 7,099.00	
5	Tunnel slide for tower + attachment frame	1	No; PC Sum	£ 38,684.00	£ 38,684.00	
6	Contractor's % for overheads and profit		%	15%	£ 5,802.60	
7	Contractor's installation costs	1	item	£ 4,000.00	£ 4,000.00	
8	Prime Cost Sum for Timberplay Climbing Forest - BESPOKE	1	No; PC Sum	£ 50,000.00	£ 50,000.00	
9	Contractor's % for overheads and profit		%	15%	£ 7,500.00	
10	Contractor's installation costs	1	item	£ 6,000.00	£ 6,000.00	
11	Prime Cost Sum for Timberplay Climbing Structure 06 6.51006	1	No; PC Sum	£ 18,194.00	£ 18,194.00	
12	Contractor's % for overheads and profit		%	15%	£ 2,729.10	
13	Contractor's installation costs	1	item	£ 5,685.00	£ 5,685.00	
14	Prime Cost Sum for Timberplay Cradle Nest Swing 6.14500	1	No; PC Sum	£ 3,907.00	£ 3,907.00	
15	Contractor's % for overheads and profit		%	15%	£ 586.05	
16	Contractor's installation costs	1	item	£ 985.00	£ 985.00	
17	Prime Cost Sum for Timberplay Cableway with ramp 6.01050	1	No; PC Sum	£ 8,618.00	£ 8,618.00	
18	Contractor's % for overheads and profit		%	15%	£ 1,292.70	
19	Contractor's installation costs	1	item	£ 8,661.00	£ 8,661.00	
20	Prime Cost Sum for Timberplay Tower Combination 33 - 2.33000	1	No; PC Sum	£ 19,091.00	£ 19,091.00	
21	Contractor's % for overheads and profit		%	15%	£ 2,863.65	
22	Contractor's installation costs	1	item	£ 4,592.00	£ 4,592.00	
23	Prime Cost Sum for Timberplay Water Play: playground pump 5.17500	3	No; PC Sum	£ 4,859.00	£ 14,577.00	
24	Contractor's % for overheads and profit		%	15%	£ 2,186.55	
25	Contractor's installation costs	3	item	£ 363.00	£ 1,089.00	
26	Prime Cost Sum for Timberplay see saw flooder	1	No; PC Sum	£ 3,373.00	£ 3,373.00	
27	Contractor's % for overheads and profit		%	15%	£ 505.95	
28	Contractor's installation costs	1	item	£ 296.00	£ 296.00	
29	Prime Cost Sum for Timberplay water tray with ball shutter	1	No; PC Sum	£ 3,039.00	£ 3,039.00	
30	Contractor's % for overheads and profit		%	15%	£ 455.85	
31	Contractor's installation costs	1	item	£ 296.00	£ 296.00	

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
G	LIGHTING					
1	Prelims					
a	Lighting sub-contractor Prelims, inc allowance for electrical disconnection / reconnection, testing and commissioning	1	item	£ 5,000.00	£ 5,000.00	
2	Garden of Remembrance					
a	Remove existing columns; dispose off site	17	no	£ 200.00	£ 3,400.00	
b	Prime Cost Sum for supply of DW Windsor 'York' LED head units + standard galvanised columns	5	No; PC Sum	£ 600.00	£ 3,000.00	
c	Contractor's % for overheads and profit		%	15%	£ 450.00	
d	Contractor's installation costs	5	item	£ 300.00	£ 1,500.00	
e	Prime Cost Sum for supply of DW Windsor 'Kirium' lighting bollard with uplighter attachment alongside footpath	5	No; PC Sum	£ 500.00	£ 2,500.00	
f	Contractor's % for overheads and profit		%	15%	£ 375.00	
g	Contractor's installation costs	5	item	£ 500.00	£ 2,500.00	
3	Library Frontage Public Footpath					
a	Remove existing columns / units; dispose off site	4	no	£ 200.00		
b	Prime Cost Sum for supply of DW Windsor 'Sky' LED head units + standard columns	4	No; PC Sum	£ 800.00		
c	Contractor's % for overheads and profit		%	15%		
d	Contractor's installation costs	4	item	£ 500.00		
4	Meadowside Drive / Car Parks					
a	Remove existing columns / units; dispose off site	7	no	£ 200.00	£ 1,400.00	
b	Prime Cost Sum for supply of DW Windsor 'Kirium Pro Double' LED head units + standard columns	7	No; PC Sum	£ 600.00	£ 4,200.00	
c	Contractor's % for overheads and profit		%	15%	£ 630.00	
d	Contractor's installation costs	7	item	£ 500.00	£ 3,500.00	
5	Meadowside Leisure Centre					
a	Prime Cost Sum for supply of DW Windsor 'DW400' LED head units + stainless steel columns	5	No; PC Sum	£ 600.00	£ 3,000.00	
b	Contractor's % for overheads and profit		%	15%	£ 450.00	
c	Contractor's installation costs	5	item	£ 500.00	£ 2,500.00	
d	Additional trenching, ducting, wiring, reinstatement	1	item	£ 2,000.00	£ 2,000.00	
6	Water Tower					
a	Remove existing flood lighting units; dispose off site	1	item	£ 500.00	£ 500.00	
b	Prime Cost Sum for supply of DW Windsor LED 'Sabre Flood' units	4	No; PC Sum	£ 500.00	£ 2,000.00	

removed as delivered under FRMS

Lighting supplier DW Windsor has provided advice regarding required numbers and type of lighting units for each section of the scheme, and has provided supply only budget costs for each component. They provided both a 'low budget' and 'high budget' option of units for each area. The costs included here are based on the 'low budget' options.

c	Contractor's % for overheads and profit		%	15%	£	300.00
d	Contractor's installation costs	4	item	£	300.00	£ 1,200.00
7 Burton Bridge - underpass						
a	Prime Cost Sum for supply of DW Windsor LED 'Kirium Wall' units	8	No; PC Sum	£	250.00	£ 2,000.00
b	Contractor's % for overheads and profit		%	15%	£	300.00
c	Contractor's installation costs	8	item	£	200.00	£ 1,600.00
8 Burton Bridge - decorative lighting						
a	Prime Cost Sum for supply of DW Windsor 'Iskar pro' units	10	No; PC Sum	£	300.00	£ 3,000.00
b	Contractor's % for overheads and profit		%	15%	£	450.00
c	Contractor's installation costs	10	item	£	200.00	£ 2,000.00
9 Andressey Bridge - decorative lighting						
a	Prime Cost Sum for supply of DW Windsor 'Iskar pro' units	10	No; PC Sum	£	300.00	£ 3,000.00
b	Contractor's % for overheads and profit		%	15%	£	450.00
c	Contractor's installation costs	10	item	£	200.00	£ 2,000.00
Total					£	55,205.00

ESBC to confirm these elements are to be included in final scheme, and asset ownership / management responsibilities.

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GBV has taken advice from architects and architectural cladding suppliers in relation to the specific requirements of these architectural elements based on GBV's sketch proposals (undertaken during the previous Washlands Vision work), to form these cost estimates. Architects' fees are included on the summary page.

Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
H	ARCHITECTURAL ELEMENTS					
1	Cladding					GBV has taken advice from architectural consultants and architectural cladding suppliers in relation to the specific requirements of these elements based on GBV's earlier sketch proposals undertaken during the Washlands Vision work, to form these cost estimates. Architects' fees are included on the summary page. As no Architectural design has been undertaken to date, GBV suggests that, if there remains a wish to develop and deliver improvement works to the library building, a first step would be to appoint an Architect to explore the options, developing - in collaboration with Staffordshire CC and the project Steering Group - an architectural design brief and concept sketches. These would explore the feasibility and possibilities for transforming the library building / entrances into an exciting, welcoming and contemporary structure, incorporating the function of a visitor centre for the washlands, and the community cafe / use of public realm. Following those discussions, budgets / cost estimates would be developed along with associated technical design fees.
	Allowance of £300/sqm for cladding to the North & East library façades, ground floor only, to 4 meters high, i.e. 320sqm	320	m ²	£ 300.00	£ 96,000.00	
2	Entrance Canopy					
	£40K for a new simple steel or timber structural canopy	1	item	£ 40,000.00	£ 40,000.00	
	sub-total				£ 136,000.00	
	15% Contingency				£ 20,400.00	
	sub-total				£ 156,400.00	
	25% Prelims for building contractors				£ 39,100.00	
	Total					

removed at request of ESBC

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Ref	Description	Qty	Unit	Estimate		Notes / assumptions
				Rate	Total	
I	ESTABLISHMENT AFTERCARE					
	GENERAL					
1	The items below comprise 1 years' maintenance. The formulae which follow multiply this for a 5 year maintenance programme.	1	info			
2	Allow for the provision of Maintenance Schedule Sheets, and date stamped digital photos, required by CA for processing payment applications	1	item	£ 200.00	£ 200.00	
	Rubbish / litter and brash					
3	Remove all rubbish / litter and brash from <u>all areas</u> . Allow for 12 visits, with greater frequency May-Sept	1	item	£ 1,200.00	£ 1,200.00	
	ALL PLANTING AREAS					
	Check and secure all plant material					
4	Check all plants, refirming, adjusting stakes & ties, carrying out pruning as required to promote good establishment. Applies to <u>all plant material</u> . Allow for 12 visits, with greater frequency May-Sept	1	item	£ 3,200.00	£ 3,200.00	
	Pruning					
5	Check and prune as necessary all <u>plant material</u> . Allow for 4 visits per year	1	item	£ 300.00	£ 300.00	
	MULCHED PLANTING BEDS					
	General					
6	General maintenance to <u>mulched planting beds</u> . 4 visits per year	400	m ²		£ 500.00	
	Top up mulch					
7	Top up levels of amenity grade bark mulch to achieve 75mm settled depth, once per year	400	m ²	£ 1.50	£ 600.00	
	Fertiliser					
8	Spring application of slow release fertiliser - 1 visit per year	400	m ²		£ 50.00	
	Hand Weeding					
9	Maintain <u>mulched planting beds</u> in a weed free condition by hand weeding. Allow for all arisings to be removed from site and three visits in growing season.	400	m ²	£ 3.00	£ 1,200.00	
	Watering planting					
10	Water planting beds evenly at a rate of 5 litres/m ² using hand held watering equipment. 3 visits per yr.	400	m ²	£ 4.50	£ 1,800.00	
	WOODLAND / STRUCTURE PLANTING AREAS					

11	General - comply with Q35:710 & 810	800	m ²		£	200.00	
12	Herbicide to vegetation around base of woodland / structure planted trees / plants - 3 visits per year	800	m ²		£	450.00	
	Wildflower / grass seed mix						
13	Maintenance of meadow areas for 1 year (Allowing for operations and frequencies - 4 cuts per year, removal of cuttings - as indicated in Specification). Q30:650, & 605-625	23000	m ²		£	0.25	£ 5,750.00
	AMENITY grass areas						
14	Cut grass areas for 1 year (Allowing for operations and frequencies - 16 cuts per year)	5790	m ²		£	1.75	£ 10,132.50
	Spot Treatment - all seeded areas						
15	Supply and apply spot treatment to broadleaf weeds of contact herbicide in accordance with manufacturer's instructions and specifications	23000	m ²		£		150.00
16	WETLAND / MARGINAL PLANTED AREAS						
a	Maintenance of marginal planting - rotational cutting, inspection, re-firming, and handweeding - 4 visits per year	1	item		£		500.00
	HEAVY STD STREES (& LARGER)						
	Tree stakes and ties						
17	Check, adjust, repair as Q35:510 3 3 visits per year	158	no		£		200.00
	Tree watering						
18	Allow for watering of heavy standard trees (and larger) as Q35:158 .Min. 3 visits per year, 50 litres per tree	158	no		£		1,000.00
	Tree fertiliser						
19	Allow for spring fertiliser of young trees Q35:695 1 visit per year	158	no		£		50.00
	Herbicide to tree pits						
20	Supply and apply herbicide; in accordance with specifications and manufacturers instructions to base of tree. 3 visits.	158	no		£		150.00
	Prune trees						
21	Prune trees to remove any dead or damaged branches or to maintain good shape	158	no		£		200.00
	Hard Landscape						
22	6 visits per year to inspect, cleanse, re-firm all hard surfacing and furnishings & structures delivered under the contract. Report any defects	6	visits		£	250.00	£ 1,500.00
	Treatment of Japanese Knotweed - (PROVISIONAL)						
23	Treat Japanese knotweed with programme of approved herbicide applications, in accordance with Environment Agency 'The Knotweed Code of Practice'. Assume 3 year programme of treatment for complete removal, after which any regrowth in following 24 months to be treated at contractors' own expense; price per year.	4000	m ²		£		5,000.00
24	Provisional Sum - Reinstatement of damage						
	Allow a Provisional Sum of £5K for the replacement / reinstatement of vandalised landscape	1	item		£		5,000.00
a	Maintenance - Year 1 (Sub total)				£		39,332.50

idverde said £600 which seems unrealistically low

b	Maintenance - Year 2 (same as year 1, less seeded & hard landscaped areas)		
c	Maintenance - Year 3 (same as year 2, less 10%)		
d	Maintenance - Year 4 (same as year 3, less Japanese knotweed treatment)		
e	Maintenance - Year 5 (same as year 4), plus £2K for removal of tree protection		

	£	21,800.00
	£	19,620.00
	£	14,620.00
	£	16,620.00

	Total		
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	£	111,992.50
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SUMMARY - LANDSCAPE CONTRACTOR WORKS	
A	Preliminaries
B	Clearance
C	Earthworks
D	Soft Landscape Works
E	Hard Landscape Works
F	Play Equipment
G	Lighting
H	Architectural
I	5 Year Establishment Aftercare
J	Ground Investigations - Contractor Costs (c/f from masterplan development stage)
	Sub total (excluding VAT)
	Contingency (2.5%)
	Sub total (excluding VAT)

ESTIMATE	
£	121,250.00
£	37,963.60
£	169,135.50
£	96,329.65
£	580,720.00
£	465,443.85
£	55,205.00
£	-
£	111,992.50
£	10,000.00
£	1,648,040.10
£	41,201.00
£	1,689,241.10

Professional Fee Estimates - detailed design to completion (assuming delivery in single phase)	
1	Project management (Consultant)
2	Ground Investigation - Consultancy Costs (c/f from masterplan development stage)
3	Landscape design fees: detailed design through to tender documents
4	Lighting Design
5a	Architectural design concepts, Burton Library - Lump Sum for initial consultation & 3D Concept Sketches

ESTIMATE	
£	31,200.00
£	10,000.00
£	61,350.00
£	10,000.00
£	-

5b	Architectural design: design development, inc info for planning application, specs and details for tendering (by others), and limited site inspections (to support Contract Administration by others)
6	Planning Application and other statutory consents applications
7	Contract Administrator Fees, inc tender processes & 5 year establishment maintenance
8	CDM Principal Designer
9	QS
	Sub Total - Professional Fees for single-phased delivery (excluding VAT)
GRAND TOTAL - WORKS + PROFESSIONAL FEES	

£	-
£	20,185.00
£	49,700.00
£	13,500.00
£	9,000.00
£	204,935.00
£	1,894,176.10

Professional Fee Estimates - Alternative delivery options	
1	Single phased delivery - Potential additional client support services *(inc cashflow forecasts, stakeholder engagement planning and delivery, community liaison, extended project management)
2	2-phased delivery - Potential additional client support services *(inc cashflow forecasts, stakeholder engagement planning and delivery, community liaison, extended project management)
3	2-phased delivery - Core Consultancy Fees subtotal

ESTIMATE	
£	65,000.00
£	109,900.00
£	242,085.00

Total based on a 2-phased delivery approach	
	Total Contract works estimates value
	Core Consultancy Fees
	Sub-total
	Potential additional client support services
	Grand Total

ESTIMATE	
£	1,689,241.10
£	242,085.00
£	1,931,326.10
£	109,900.00
£	2,041,226.10

Exclusions / Notes

No allowances included for: Structural /Condition building surveys; Asbestos surveys, Noise or Traffic Surveys

No allowance for bentonite / liners for wetland - groundwater connectivity desired to feed wetland

No allowance has been made for highways works on Meadowside Drive - no realignment of junction, no removal of mini-roundabout, no rearrangement of parking, no tarmac resurfacing / white lining etc

No allowance has been made for treatment / disposal of contaminated materials, should they be present