

Tritax Symmetry (Hinckley) Limited
**HINCKLEY NATIONAL
RAIL FREIGHT INTERCHANGE**

**The Hinckley National Rail Freight
Interchange Development Consent Order**
Project reference TR050007

Gibbet Hill Cost Plan

Document reference: 22.4

Revision: 1

8 March 2024

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations
2009 Regulation 5(2)(q)

REF	DESCRIPTION	GIBBET HILL - ROUNDABOUT JUNCTION IMPROVEMENTS	GIBBET HILL - ROUNDABOUT JUNCTION IMPROVEMENTS - INCLUDING AN ALLOWANCE FOR ADDITIONAL WORKS DISCUSSED WITH TRITAX
		TOTAL	TOTAL
100	Preliminaries	£65,246.51	£93,485.62
200	Site Clearance	£6,249.00	£16,276.00
300	Fencing	Excluded	Excluded
400	Road Restraint Systems	Excluded	Excluded
500	Drainage and Service Ducts	Excluded	Excluded
600	Earthworks	£19,232.75	£24,805.84
700	Pavements	£25,908.95	£55,646.85
1100	Kerbs, Footways and Paved Areas	£6,650.00	£11,100.00
1200	Traffic Signs and Road Markings	£1,000.00	£1,000.00
1300	Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Excluded	Excluded
1400	Electrical Work for Road Lighting and Traffic Signs	Excluded	Excluded
1600	Piling and Embedded Retaining Walls	Excluded	Excluded
1700	Structural Concrete	Excluded	Excluded
2400	Brickwork, Blockwork and Stonework	Excluded	Excluded
2500	Special Structures	Excluded	Excluded
2700	Accommodation Works, Works for Statutory Undertakers, Provisional Sums and Prime Costs	£65,000.00	£65,000.00
3000	Landscape and Ecology	£2,500.00	£4,000.00
	SUB-TOTAL	£191,787.21	£271,314.30
	Main Contractor OH&P (5%)	£9,589.36	£13,565.72
	SUB-TOTAL CONSTRUCTION COSTS	£201,376.57	£284,880.02
	Consultant Fees - PM, QS, Civil Engineer, Utilities Consultant, Ecologist (10%)	£20,137.66	£28,488.00
	Section 278 Agreements and associated Fees	Excluded	Excluded
	Legal Fees	Excluded	Excluded
	Construction/Design Risk Allowance (10%)	£22,151.42	£31,336.80
	TOTAL ESTIMATED COST	£243,665.65	£344,704.82

REF ASSUMPTIONS AND EXCLUSIONS;

- 1 Estimated Costs exclude VAT
- 2 The above costs are based on limited information - A high level assumed scope of works provided by BWB. A detailed design is required to accurately cost the proposed works.
- 3 The above costs exclude any allowance for dealing with below ground utilities, including but not limited to; the protection of existing services, any form of diversions, any new utilities works, accommodation of third parties works and delays as a result of working around live utilities. Please note there is an allowance included for dealing with the BT chamber next to the garage access and the lit bollard on the A426 approach.
- 4 Estimated costs assume the majority of the works will be completed outside of normal working hours.
- 5 Estimated costs exclude any allowance for forming a compound and/or any leasing of any land to site a compound on - it is assumed a suitably sized area is available immediately adjacent the works area in a fit for purpose condition.
- 6 Estimated costs exclude any requirement for Compulsory purchase orders, any other land acquisition and/or legal costs associated with undertaking the works.
- 7 Estimated costs exclude any commuted sums or maintenance costs.
- 8 We would recommend a significant contingency be included within the budget for these works given the very limited design and site information available.
- 9 Estimated cost exclude any retaining walls, earth retaining slopes or similar.
- 10 Estimated costs currently exclude any highway drainage works. A provisional sum is included for dealing with what we believe to be a drainage system in the verge area adjacent to the garage that may need to be adjusted to accommodate the proposed highway improvement scheme. Further information and design is required from BWB in order to accurately cost the cost of the works.

Description	Qty	Unit	Rate	Total £
<u>100 PRELIMINARIES</u>				
Preliminaries; allowance	1	Item	20,246.51	20,246.51
<u>Traffic Management:</u>				
Allowance for temporary Traffic Management	1	Item	45,000.00	45,000.00
TTRO fee		Note		Included
TM design		Note		Included
<u>200 SITE CLEARANCE</u>				
Site clearance; allowance	1,039	m2	2.00	2,078.00
Break out existing kerbs	111	m	11.00	1,221.00
Break out existing carriageway	59	m2	50.00	2,950.00
<u>300 FENCING</u>				
Allowance for new pedestrian guard rail		Note		Excluded
Allowance for post and 3 rail fencing		Note		Excluded
<u>400 ROAD RESTRAINT SYSTEMS</u>		Note		Excluded
<u>500 DRAINAGE AND SERVICE DUCTS</u>				
Highway Drainage		Note		Excluded
Ducting		Note		Excluded

Gibbet Hill - Proposed Improvement Works**Initial Order of Cost Estimate****BENTLEY**

Description	Qty	Unit	Rate	Total £
600 Earthworks				
Topsoil strip	151	m2	7.00	1,057.00
Disposal; inert material	30.2	m3	45.00	1,359.00
Plain off existing surface course	714	m2	21.38	15,268.00
350mm thick capping layer; assumed 6F2 material	21	m3	75.00	1,548.75
700 PAVEMENTS				
Sub base to roads; Type 1 150mm thick	9	m3	75.00	663.75
Pavement; Base course; 190mm AC32 Dense Binder 40/60	59	m2	65.00	3,835.00
Pavement; Binder Course; 60mm; AC20 Dense Binder 40/60	59	m2	17.00	1,003.00
Pavement; Surface course; HRA; 50mm thick in carriageway	773	m2	25.00	19,325.00
Tack coat	773	m2	1.40	1,082.20
1100 KERBS.FOOTWAYS AND PAVED AREAS				
Allowance for new HB2 kerbs	133	m	50.00	6,650.00
Create new footway/cycleway		Note		Excluded
Allowance for new tactiles		Note		Excluded
Allowance for new edgings		Note		Excluded
Allowance for new drop kerbs		Note		Excluded
1200 TRAFFIC SIGNS AND ROAD MARKINGS				
Road markings; allowance	1	visit	1,000.00	1,000.00
Signage; allowance for non lit reflective signs		Note		Excluded
1300 ROAD LIGHTING COLUMNS		Note		Excluded

Description	Qty	Unit	Rate	Total £
<u>1400 ELECTRICAL WORKS</u>		Note		Excluded
<u>2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COSTS</u>				
Provisional Sum for dealing with existing lit bollard	1	item	5,000.00	5,000.00
Provisional Sum for dealing with garage drainage in verge (appears to clash with BWB proposed works)	1	item	20,000.00	20,000.00
Provisional Sum for dealing with potential BT Diversion	1	item	40,000.00	40,000.00
<u>3000 LANDSCAPE AND ECOLOGY</u>				
Allowance for reinstating/making good verges/ped island	1	item	2,500.00	2,500.00
TOTAL				191,787.21

Gibbet Hill - Proposed Improvement Works
Including Additional Scope of Works
Initial Order of Cost Estimate



Description	Qty	Unit	Rate	Total £
<u>100 PRELIMINARIES</u>				
Preliminaries; allowance	1	Item	28,485.62	28,485.62
<u>Traffic Management:</u>				
Allowance for temporary Traffic Management	1	Item	65,000.00	65,000.00
TTRO fee		Note		Included
TM design		Note		Included
<u>200 SITE CLEARANCE</u>				
Site clearance; allowance	1,213	m2	2.00	2,426.00
Break out existing kerbs	200	m	11.00	2,200.00
Break out existing carriageway	233	m2	50.00	11,650.00
<u>300 FENCING</u>				
Allowance for new pedestrian guard rail		Note		Excluded
Allowance for post and 3 rail fencing		Note		Excluded
<u>400 ROAD RESTRAINT SYSTEMS</u>		Note		Excluded
<u>500 DRAINAGE AND SERVICE DUCTS</u>				
Highway Drainage		Note		Excluded
Ducting		Note		Excluded

Gibbet Hill - Proposed Improvement Works
Including Additional Scope of Works
Initial Order of Cost Estimate

BENTLEY

Description	Qty	Unit	Rate	Total £
<u>600 Earthworks</u>				
Topsoil strip	151	m2	7.00	1,057.00
Disposal; inert material	30.2	m3	45.00	1,359.00
Plain off existing surface course	653	m2	21.38	13,963.59
350mm thick capping layer; assumed 6F2 material	112	m3	75.00	8,426.25
<u>700 PAVEMENTS</u>				
Sub base to roads; Type 1 150mm thick	48	m3	75.00	3,611.25
Pavement; Base course; 190mm AC32 Dense Binder 40/60	321	m2	65.00	20,865.00
Pavement; Binder Course; 60mm; AC20 Dense Binder 40/60	321	m2	17.00	5,457.00
Pavement; Surface course; HRA; 50mm thick in carriageway	974	m2	25.00	24,350.00
Tack coat	974	m2	1.40	1,363.60
<u>1100 KERBS.FOOTWAYS AND PAVED AREAS</u>				
Allowance for new HB2 kerbs	222	m	50.00	11,100.00
Create new footway/cycleway		Note		Excluded
Allowance for new tactiles		Note		Excluded
Allowance for new edgings		Note		Excluded
Allowance for new drop kerbs		Note		Excluded
<u>1200 TRAFFIC SIGNS AND ROAD MARKINGS</u>				
Road markings; allowance	1	visit	1,000.00	1,000.00
Signage; allowance for non lit reflective signs		Note		Excluded
<u>1300 ROAD LIGHTING COLUMNS</u>		Note		Excluded

Gibbet Hill - Proposed Improvement Works
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<u>1400 ELECTRICAL WORKS</u>		Note		Excluded
<u>2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COSTS</u>				
Provisional Sum for dealing with existing lit bollard	1	item	5,000.00	5,000.00
Provisional Sum for dealing with garage drainage in verge (appears to clash with BWB proposed works)	1	item	20,000.00	20,000.00
Provisional Sum for dealing with potential BT Diversion	1	item	40,000.00	40,000.00
<u>3000 LANDSCAPE AND ECOLOGY</u>				
Allowance for reinstating/making good verges/ped island	1	item	4,000.00	4,000.00
TOTAL				271,314.30