

Initial Feasibility Report
Cheshire East Council

**Proposed Congleton
Household Waste & Re-cycling Centre**

Issue 2
August 2024



David Trowler Associates
Chartered Building Surveyors

100 - 104 Wallasey Village, Wallasey, Wirral. CH45 3LQ
T: 0151 630 1227 E: mail@davidtrowler.co.uk

Household Waste & Re-cycling Centres

Proposed Congleton HWRC

Initial Feasibility Report

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Client	Cheshire East Council
Project	Proposed Congleton HWRC
File Ref	2825
Prepared By	D Trowler
QA Monitor	J Hart
QA Date	27/08/2024
Issue Date	27/08/2024



Background

The existing Household Waste & Recycling Centre in Congleton was closed in 2021 following the expiration of the lease for the site.

An initial options appraisal to assess locations for a replacement facility was completed in December 2019 and considered four different sites, three of which were assessed as being suitable although all had limitations and are not seen as deliverable sites at this stage.

A Site Appraisal and Evaluation Report was also issued by AECOM in January 2020.

Briefing

This initial feasibility report has been commissioned to provide an update of the December 2019 report, including revised costs and incorporation of the key findings from the AECOM report. No suitable site has been identified for the proposed Household Waste & Recycling Centre therefore the report is required to define the size and configuration of site that is likely to be required for the facility.

Project Team

The following consultants have been appointed to form the project team carrying out the appraisal:

Building Surveyors David Trowler Associates

Quantity Surveyors Currie & Brown

CDM Advisors David Trowler Associates

Information Resources

The following information has been used to assist in the preparation of the report:

- Options Appraisal Report 2019
- AECOM Site Appraisal & Evaluation Report 2020

Section 2 - Client Requirements

Brief

The key physical criteria identified for the proposed site are as follows:

- Site should be broadly square or rectangular in shape.
- Sites with a modest gradient to accommodate a split level site design are preferred.
- There should be services connections (drainage, water and electricity) in close proximity to the site.
- Ideally the site should be free of serious constraints such as underground or overhead services; ground contamination; adverse topography or mature woodland.
- If a new highway access is required it should not be on an A or B class road with a speed limit above 40mph, or where there are existing traffic flow or safety issues. Ideally the access should be from a minor or side road.

The proposed HWRC ideally needs to include the following facilities:

- 16 large skips located on a lower level with public access from an upper raised level (split level site).
- Provision for re-cycling containers etc.
- Traffic flow should be one way from entrance through to exit with parking being parallel to the flow rather than requiring vehicles to reverse into / out of spaces.
- Vehicle access to the lower level service yard should be separate from the public access to the site.
- Office / Welfare building.

Section 3 - Site Appraisal

Assumptions

No suitable site for the Household Waste & Recycling Centre has been identified and therefore a number of assumptions have had to be made, with regard to the proposed site, including:

- The site is located close to a public highway.
- Utility services including water, electric and drainage, of sufficient capacity, are available in close proximity to the site.
- The site is relatively flat and undeveloped with no existing structures or hardstandings that need to be removed.
- The site is not within a flood zone and no special measures are required to prevent flooding.
- The site is not affected by a significant contamination and the ground conditions will be suitable for construction with no remedial works being required.

Risks

The following risks need to be considered as part of any site selection process as they could have a significant impact in terms of cost and viability:

Access

If the proposed site is located adjacent to a major highway then highways improvement may be required including traffic lights, or a roundabout, and implementation of speed limits on the site approaches.

If the site is remote from the highway then an extended access road would be required which, in addition to the additional cost of the road construction, would also increase the costs for the utility connections.

Service Connections

Utility services may not be available in close proximity to the site which could increase the cost of water and electrical connections.

If foul drainage is not available this could be managed through using an alternative approach, such as a packaged treatment plant. Any site without a surface water drainage connection would be unviable.

Site Gradient

The site should ideally be flat or with a slight gradient across the width. Any significant difference in levels is likely to require additional preparation works and potentially embankments / retaining walls to achieve the required levels.

Site Constraints

Additional costs will be incurred if the site is affected by any of the following issues:

- Existing underground or overground services that may need to be diverted.
- Existing structures which need to be demolished or hardstandings that need to be removed.
- Poor ground conditions that require stabilisation works.
- Significant contamination that would require a remediation strategy to be implemented.

Environment

The area surrounding the site also needs to be considered as additional measures may be required to mitigate potential issues, including:

- Measures to prevent noise pollution affecting adjacent properties.
- Risk of flooding from adjacent watercourses.
- Protection measures to prevent risk of pollution from site affecting adjacent watercourses.

Planning Permission

The AECOM report advises that any proposed site should have a meaningful prospect of securing planning permission and an environmental permit for use as a household waste and recycling centre.

Pre-application advice should be obtained to clarify whether the principle of any development is acceptable based on the existing planning policies and the use allocation within the Cheshire East Local Plan.

If the site is undeveloped there would be a requirement to deliver biodiversity net gain as part of any planning application which could either be implemented on site or at an alternative site. This will incur additional costs to the project.

Section 4 - Outline Proposals

Layout

An outline layout plan for a proposed HWRC facility is provided on drawing no. 2825-CON-102 in Appendix A and includes the following:

Skips	16 no. skip containers located within a service yard set at a lower level to the public area. Public access to skips from the upper level via permanent walkways with no metal gantries. Access to lower yard is via a ramped section of roadway from the main site access road.
Re-cycling	Central island for re-cycling containers, bins etc. with provision for parking on either side of island.
Traffic Flow	One way traffic system through site with parking areas aligned parallel with traffic flow. Provision for vehicles leaving site to re-circulate around the system.
Office/ Welfare	A detached modular building containing office, welfare, toilet and shower facilities.

The skips are aligned at right angles to the public area with peninsular walkways between to provide access. Guardrails and barriers would be provided along the top of the retaining wall to the public area. Staff access to the service yard is provided by steps at either end.

The Office / Welfare building is located adjacent to the site entrance on the entrance side of the access road. A small parking area for staff and visitors is included parallel with the main circulation route around the site.

The layout plan indicates that the site area required is 5400 sq.m with a width of at least 54 metres and length of at least 100 metres.

Scope of Works

The outline scope of works that would be required to construct the new facility would include:

- Site clearance and adjustment of levels to form lower level and raised public area.
- Construction of reinforced earth embankments to perimeter of site and at changes in level.
- Formation of new site entrance from public highway.
- Provision of mains electric and water supplies and broadband connection.
- Connection to public sewer.
- Construction of retaining walls to form skip bays and access walkways.
- Installation of surface water drainage system to hardstandings and access roads, including drainage channels and gullies. Provision of attenuation and separators to drainage system.
- Installation of foul drainage connection to site accommodation.
- Laying reinforced concrete hardstanding to lower yard including perimeter kerbs.
- Construction of new access roads and parking bays in tarmacadam, or hot rolled asphalt, complete with kerbs.
- Installation of security fencing to perimeter of site and lower yard. Provision of pedestrian and vehicle access gates.
- Installation of guardrails to perimeter of skip bays. Installation of fencing and access gates to allow skips to be secured.
- Provision of modular accommodation block containing office, welfare, toilet and shower facilities.
- Laying of services ducts across site for new lighting and CCTV systems.
- Installation of lighting columns
- Installation of CCTV system.
- Provision of site signage and roadmarkings.
- Soft landscaping to perimeter of site, including screening with trees and hedges.

Costs

A cost estimate has been prepared by Currie & Brown and a copy is included in Appendix B. A copy of the Executive Summary is provided below.

Total Anticipated Out-turn Cost:		Site Area:	4,639 m ²
		£	£/m²
Construction cost		3,004,800	648
Preliminaries	15.00%	450,800	97
OH&P	7.00%	257,600	56
Professional Fees	14.77%	597,900	129
Other Development Costs		3,500	1
Risk Allowance	20.00%	883,200	190
Inflation	4.28%	222,600	48
Total Anticipated Current Day Cost		£ 5,420,400	1,168

Notes:-

1. Costs exclude VAT
2. Costs used in the calculation are current day costs and this has been updated to allow for inflation up to the anticipated tender date and during the construction period.

Section 5 - Implementation

Design Team

For a project of this size and nature we would expect the design team to comprise:

Building Surveyor or Architect
Principal Designer
Civil Engineer
Mechanical & Electrical Services Consultant
Ecologist
Cost Consultant
CDM Advisor

Surveys / Investigation Works

The following investigation works should be commissioned as part of the project development in order to minimise risks and ensure sufficient information is provided to design and cost the proposals:

- | | |
|------------------|--|
| Ground | Phase 1 and 2 Site Investigation reports would need to be compiled which will include boreholes and site testing. |
| Site | <p>A topographical and below ground services survey will be required of the existing site. A CCTV survey of the below ground drainage should also be undertaken to ascertain existing drainage routes.</p> <p>Dependent on the location of the site a flood risk assessment may be required.</p> |
| Ecology | <p>An appraisal of the existing site will be required to determine any constraints that may affect the proposed development.</p> <p>An assessment of the site will be required to advise on bio-diversity net gain.</p> |
| Acoustics | An acoustic survey may be required to advise on the current noise levels from both the existing and surrounding sites. This will assist in the development of the noise impact assessment. |

Consents / Approvals

The following consents / approvals will be required:

Planning	Planning permission would be required for the proposed HWRC.
Building Regulations	Building Regulations approval will be required for elements of the proposed works.
CDM Regulations	The works would be notifiable under the CDM Regulations 2015 and a Principal Designer would need to be appointed in accordance with the CDM Regulations 2015. A Principal Contractor would also need to be appointed for the construction phase.
Environmental Permit	A Standard Rules permit would need to be obtained for the operation of the site.

Construction Phase

It is anticipated that the perimeter of the site will need to be secured with temporary fencing and maintained until the new fencing has been installed.

The proposed site area is of sufficient size to allow the contractor to establish a site compound adjacent to the proposed site entrance which can be maintained for the duration of the construction works. Provision should be made to accommodate parking on site to minimise disruption to neighbours.

A wheel wash facility is likely to be required to ensure no mud is deposited on the highway by vehicles exiting the site.

Programme

An outline programme for the delivery of the scheme is provided overleaf and is based on a suitable site having been identified prior to the start of Stage 1. The key milestone dates are as follows:

Stage 1 Feasibility Completed	Month 2
Contractor Procurement Completed	Month 4
Stage 2 Completed	Month 6
Stage 3 Completed	Month 9
Planning Application Submitted	Month 10
Stage 4 Design Commences	Month 10
Stage 4 Design Complete	Month 12
Costs Submitted	Month 14
Planning Permission	Month 15
Contract Award	Month 16
Construction Commences	Month 18
Construction Complete	Month 26

Based on the above a period of 26 months should be allowed for the delivery of the project.

Proposed Congleton HWRC

Outline Project Programme

Months		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Stage 1	Stage 1 Design Proposals																										
	Stage 1 Report																										
	Client Review																										
Procurement	Expression of Interest / Tender Period																										
	Evaluate Tenders / Award & Mobilise																										
Stage 2	Surveys and Phase 1 SI																										
	Outline Design Proposals																										
	Stage 2 Report																										
	Client Review																										
Stage 3	Phase 2 SI and additional surveys																										
	Stage 3 Design Proposals																										
	Client Review																										
	Prepare Planning Applications																										
	Planning Permission																										
Stage 4	Detailed Working Drawings & Schedule																										
	Civil Engineering Design																										
	MEP Design																										
	Building Regulation Application																										
	Costing																										
	Cost Review																										
	Contracts																										
Stage 5	Pre-start																										
	Construction																										
	Handover																										

Summary

The key findings of this initial feasibility report can be summarised as follows:

1. Three potential sites for a new household waste and recycling centre in Congleton were identified in 2019 however none of these are considered deliverable at this stage.
2. A suitable alternative site has yet to be identified and this report has been prepared to identify the size and configuration of site that would be required together with the key facilities required.
3. An outline layout plan for the HWRC has been prepared and this indicates that a site area of 5400 sq.m would be required with a width of at least 54 metres and length of at least 100 metres. The site should ideally be flat or with a slight gradient across the width.
4. To mitigate additional costs the site should be located close to a public highway with mains utility services in close proximity.
5. There are a number of potential risks which could affect the viability and costs for any prospective site including existing structures and services, poor ground conditions and contamination, risk of flooding and noise pollution affecting adjacent sites.
6. The likelihood of obtaining planning consent is considered to be the most significant factor that could determine the site selection. Pre-application advice should be obtained to clarify whether the principle of any development is acceptable based on the existing planning policies and the use allocation within the Cheshire East Local Plan
7. The estimated cost for the provision of the HWRC is £5.4 million.
8. The outline programme indicates that a period of 26 months should be allowed for the delivery of the project.

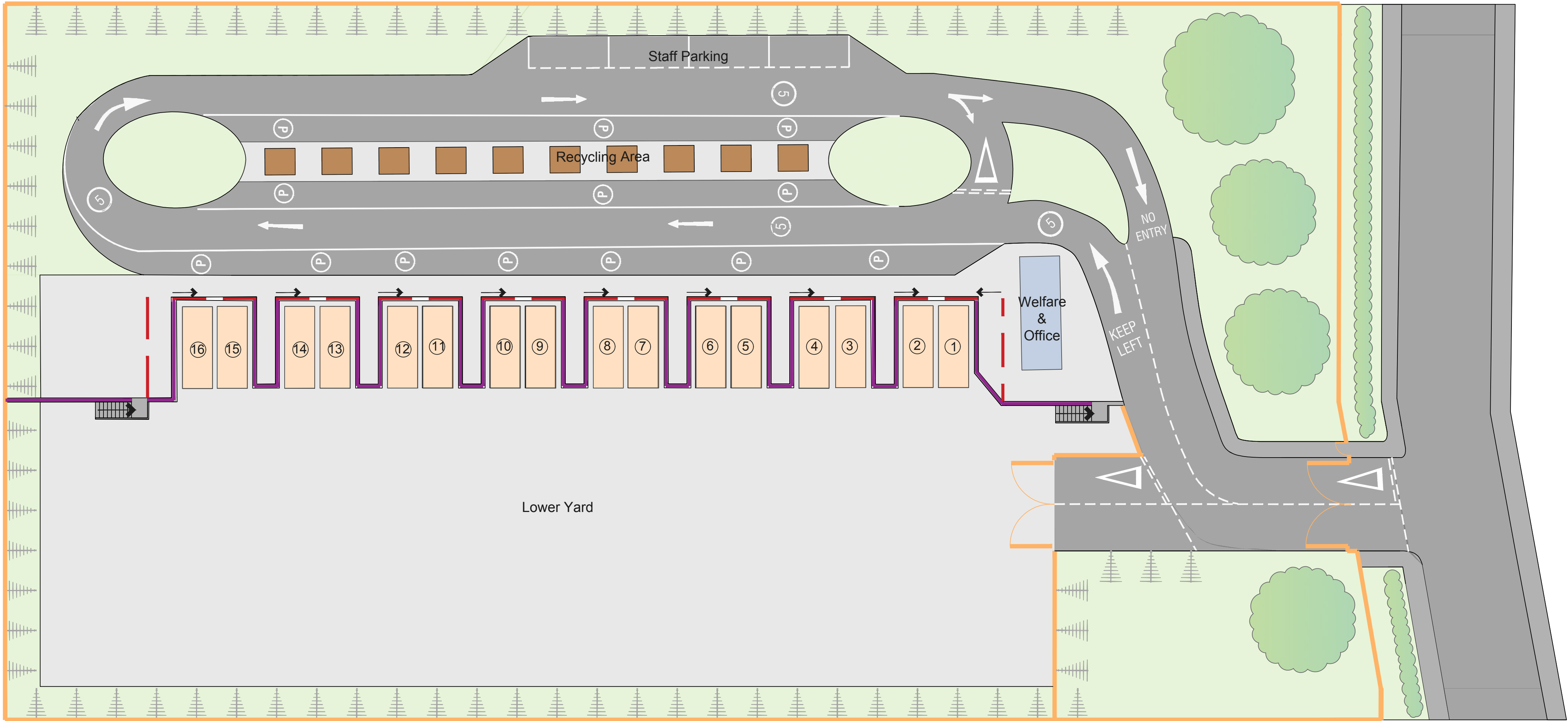
Appendix A - Site Layout Plan

SKETCH

All of the designs are the sole property of David Trowler Associates and may not be used without their written agreement. This drawing is not to be copied, reproduced or re-distributed either in whole or in part without prior written permission.


Do not scale from prints. Only work to written dimensions. All dimensions and level datum to be verified on site.

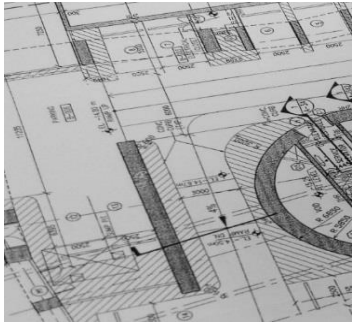
This drawing shall be read in conjunction with all other relevant drawings, schedules and associated documentation. Any discrepancies, error or omissions are to be reported to David Trowler Associates before proceeding with work.



- Key**
- Fencing
 - Guard Rails
 - Mesh Screen and Gates

Rev.	Description	Date	Initials
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Client	Cheshire East Council		
Project	Proposed Congleton HWRC		
Address	Congleton Cheshire		
Title	Proposed Layout		
Drawing No	2825-CON-102	Rev.	
Scale @ A1 1:200	Drawn By CK	Checked By DT	Date 27.08.24



CHESHIRE EAST COUNCIL

Congleton Household Waste Recycling Centre

New Site

Order of Cost Estimate Nr 1

Revision -

Issue Date: 22nd August 2024
Reference: 507607
Lead Contact : Chris Bailey
Checked by : Raihan Chikol
Issue: One

CONTENTS

1.0 Executive Summary

2.0 Notes and Exclusions

3.0 Cost Build Up

1.0 EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

Project Description:

The construction of a new household waste recycling centre with a site area of 4,639m² on a site to be found.

		Site Area:	4,639	m ²
Total Anticipated Out-turn Cost:				
		£	£/m²	
Construction cost		3,004,800	648	
Preliminaries	15.00%	450,800	97	
OH&P	7.00%	257,600	56	
Professional Fees	14.77%	597,900	129	
Other Development Costs		3,500	1	
Risk Allowance	20.00%	883,200	190	
Inflation	4.28%	222,600	48	
Total Anticipated Current Day Cost		£ 5,420,400	1,168	

Notes:-

1. Costs exclude VAT
2. Costs used in the calculation are current day costs and this has been updated to allow for inflation up to the anticipated tender date and during the construction period.

1.1 Key Cost Commentary

The scope of works is as detailed within the cost build-up within Section 3.0.

Refer Key Cost Commentary above and notes and exclusions provided within Section 2.0 for the basis of the above costs.

Inflation costs are included based on a commencement on site on the 3Q25 with a 6 month programme.

The construction market is very volatile at present, and costs are unpredictable due to energy prices, the war in Ukraine and Red Sea conflict. We would anticipate that this scheme could cost between £5.35m and £5.55m.

2.0 NOTES & EXCLUSIONS

2.0 Notes and Exclusions

2.1 General

This "Order of Cost Estimate" is in accordance with NRM1 and is based upon the latest information available:

2.2 Information Used for Order of Cost Estimate

- a) David Trowler Drawings 2346-102.

2.3 Assumptions / allowances

- a) This cost is based on a fictional site and it is assumed that this is level and is a greenfield site.
- b) We have assumed that the proposed site will be adjacent the carriage way and no highway works have been included, except carriageway crossovers.
- c) We have allowed for 50% of the excavated material to be contaminated and removed from site.
- d) We have assumed that there is sufficient electricity supply in the areas and now upgrades are required
- e) We have assumed that the site is not on a flood plain.
- f) Costs are based upon a start on site date of July 2025.
- g) We have assumed that there are contaminated materials on site, but this is not classed as highly
- h) All finishes are assumed and are based on the refurbishment of Crewe HWRC.
- i) Current national forecasts from the BCIS indicates that tender costs will rise. A copy of the indices is attached to the end of this document. However national trends indicate that there will be higher increases due to material shortages. Supply prices are rising monthly, above the forecasts, and these increases are not reflected in the indices and this estimate.
- j) We have not allowed for any Statutory diversion works.
- k) We have not allowed for any ground water issues.
- l) We have assumed that there is a mains sewer connection in the highway and no pumping is required.
- m) We have assumed that the ground bearing strata is sufficient to take the loadings, without any additional stabilisation methods.
- n) We have assumed that there are no problems with obtaining Planning Permission for the site and approval is given within the statutory periods. Any delays will add additional cost due to inflation.

2.0 Notes and Exclusions

2.4 Allowances to be made elsewhere in the Development Budget

The following are excluded, but need to be covered by other budgets within the overall Project Financial

Development Cost Items

1. Disposal of hazardous contaminated materials.
2. Legal fees.
3. Archaeological investigations costs and programme and impact of any finds.
4. Project Insurances and Bonds.
5. Fund monitoring/ third party advisor team costs:
 - Acoustic
 - Environmental
 - Photographic
 - Movement /vibration monitoring
6. Works beyond the site boundaries.
7. Flood Protection.
8. Drainage attenuation and existing discharge enhancement.
9. Sustainability measures and renewable energy measures.
10. Section 106 and Section 278 payments.
11. Costs associated with stopping orders.
12. Capital Tax Allowances, Grants etc.
13. VAT.
14. Extension of Public Highway

3.0 COST BUILD UP

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre New Site

Date: 22nd August 2024

New Build GIFA =

Site Area = 4,639

GIFA = 4,639 m²

Item	Group element		Total	£/m ²	%
0	Facilitating works		0	0.00	0.00%
1	Substructure		0	0.00	0.00%
2	Superstructure		0	0.00	0.00%
3	Internal finishes		0	0.00	0.00%
4	Fittings, furnishings and equipment		0	0.00	0.00%
5	Services		0	0.00	0.00%
6	Prefabricated buildings and building units		47,500	10.24	1.05%
7	Works to existing buildings		0	0.00	0.00%
8	External works		2,957,300	637.49	65.46%
Facilitating Works and Building works estimate			3,004,800	647.73	66.51%
9	Main Contractor's Preliminaries	15.00%	450,800	97.18	9.98%
10	Contractors Design Fees	6.51%	225,100	48.52	4.98%
Facilitating Works and Building works estimate (inc Prelims)			3,680,700	793.43	81.47%
11	Main Contractor's overheads and profit	7.00%	257,600	55.53	5.70%
14	Contractor Risk allowances	10.00%	393,800	84.89	8.72%
15	Inflation	4.28%	185,500	39.99	4.11%
Contractor works cost estimate			4,517,600	973.83	100.00%
12	Client project/design team fees	8.25%	372,800	80.36	
13	Other development/project costs		3,500	0.75	
Facilitating Works and Building works estimate (inc Fees)			4,893,900	1,054.95	
14	Client Risk allowances	10.00%	489,400	105.50	
Cost limit (excluding inflation)			5,383,300	1,160.44	
15	Inflation	4.28%	37,100	8.00	
Cost limit (including inflation)			£5,420,400	1,168.44	

Exclusions:-

VAT

See Notes Section

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

New Site



New Build GIFA =	-
Refurb GIFA =	4,639
GIFA =	<u>4,639</u>

Item	Description	Total	£/m2
0	Facilitating works		
	0.1 Toxic/hazardous/contaminated material treatment	-	
	0.2 Major demolition works	-	
	0.3 Temporary support to adjacent structures	-	
	0.4 Specialist groundworks	-	
	0.5 Temporary diversion works	-	
	0.6 Extraordinary site investigation works	-	
1	Substructure		
	1.1 Substructure	-	-
2	Superstructure		
	2.1 Frame	-	-
	2.2 Upper Floors	-	
	2.3 Roof	-	-
	2.4 Stairs and ramps	-	
	2.5 External walls	-	-
	2.6 Windows and external doors	-	-
	2.7 Internal walls and partitions	-	-
	2.8 Internal doors	-	-
3	Internal finishes		
	3.1 Wall finishes	-	-
	3.2 Floor finishes	-	-
	3.3 Ceiling finishes	-	-
4	Fittings, furnishings and equipment		
	4.1 Fittings, furnishings and equipment	-	-
5	Services		
	5.1 Sanitary installations	-	-
	5.2 Services equipment	-	
	5.3 Disposal installations	-	-
	5.4 Water installations	-	-
	5.5 Heat source	-	-
	5.6 Space heating and air conditioning	-	-
	5.7 Ventilation	-	-
	5.8 Electrical installations	-	-
	5.9 Fuel installations	-	-
	5.10 Lift and conveyor installations	-	-
	5.11 Fire and lightning protection	-	-
	5.12 Communication, security and control systems	-	-
	5.13 Specialist installations	-	-
	5.14 Builder's work in connection with services	-	-
6	Prefabricated buildings and building units		
	6.1 Prefabricated buildings and building units	47,500.00	10.24
7	Works to existing buildings		
	7.1 Minor demolition works and alteration works	-	-
	7.2 Repairs to existing services	-	-
	7.3 Damp-proof courses/fungus and beetle eradication	-	-
	7.4 Facade retention	-	-
	7.5 Cleaning existing surfaces	-	-
	7.6 Renovation works	-	-

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

New Site

New Build GIFA =	-
Refurb GIFA =	4,639
GIFA =	4,639

Item	Description		Total	£/m2
8	External works			
	8.1 Site preparation works		917,400.00	197.76
	8.2 Roads, paths, pavings and surfacing's		833,100.00	179.59
	8.3 Soft landscaping, planting and irrigation systems		131,600.00	28.37
	8.4 Fencing, railings and walls		367,600.00	79.24
	8.5 External fixtures		338,000.00	72.86
	8.6 External drainage		314,600.00	67.82
	8.7 External services		55,000.00	11.86
	8.8 Minor building works and ancillary buildings		-	-
Building works estimate			3,004,800.00	647.73
9	Main Contractor's Preliminaries			
	9.1 General main contractor preliminaries	15.00%	450,800.00	97.18
			-	
10	Contractors Design Fees	6.51%	225,100.00	48.52
11	Main Contractor's Overheads & Profit			
	11.1 Main contractor's overheads	4.00%	147,200.00	31.73
	11.2 Main contractor's profit	3.00%	110,400.00	23.80
14	Client Risk allowances			
	14.1 Design development risks	5.00%	196,900.00	42.44
	14.2 Construction risks	5.00%	196,900.00	42.44
15	Inflation			
	15.1 Tender inflation	3.30%	142,900.00	30.80
	15.2 Construction inflation	0.98%	42,600.00	9.18
Contractor works cost estimate			4,517,600.00	973.83
12	Client project/design team fees	8.25%	372,800.00	80.36
13	Other development/project costs		3,500.00	0.75
Base cost estimate			4,893,900.00	1,054.95
14	Client Risk allowances			
	14.3 Employer change risks	5.00%	244,700.00	52.75
	14.4 Employer other risks	5.00%	244,700.00	52.75
Cost limit (excluding inflation)			5,383,300.00	1,160.44
15	Inflation			
	15.1 Tender inflation	3.30%	28,600.00	6.17
	15.2 Construction inflation	0.98%	8,500.00	1.83
Cost limit (including inflation)			£5,420,400.00	1,168.44

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: Complete buildings and building units

Quant	Unit	Rate	Total
-------	------	------	-------

				Prefabricated buildings and building units			47,500.00
				Welfare cabin foundations	1 Item	15,000.00	15,000.00
				Welfare cabin	1 Nr	25,000.00	25,000.00
				Power supply to cabins	1 Nr	7,500.00	7,500.00

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: External works				Quant	Unit	Rate	Total
			Site preparation works				917,400.00
			Site strip	5,576	m2	20.00	111,520.00
			Cut & fill to form levels for upper & lower yard	4,461	m3	25.00	111,520.00
			Excavation	2,252	m3	25.00	56,295.00
			Disposal off site	4,203	m3	50.00	210,170.00
			EO disposal of contaminated material (say 50%)	2,102	m3	150.00	315,255.00
			Imported fill sub base, 600mm deep	2,252	m3	50.00	112,590.00
			Roads, paths, pavings and surfacing's				833,100.00
			Hot rolled asphalt circulation and parking areas	1,336	m2	150.00	200,400.00
			Heavy duty reinforced concrete areas	2,417	m2	250.00	604,250.00
			Line markings	1	Item	6,000.00	6,000.00
			Highway crossover	1	Item	20,000.00	20,000.00
			Footpath	30	m2	80.00	2,400.00
			Soft landscaping, planting and irrigation systems				131,600.00
			Soft landscaping/Grass seeding	1,797	m2	50.00	89,850.00
			Embankment	556	m2	75.00	41,700.00
			Fencing, railings and walls				367,600.00
			Concrete foundation to retaining walls	194	m	500.00	97,000.00
			Concrete retaining walls, 2m high	194	m	1,000.00	194,000.00
			Perimeter fencing, 2400mm high weldmesh (say 50%)	180	m	120.00	21,600.00
			Acoustic perimeter fencing, 2400mm high (say 50%)	180	m	200.00	36,000.00
			Vehicle access gates	2	Nr	7,500.00	15,000.00
			Personnel gate	1	Nr	4,000.00	4,000.00
			External fixtures				338,000.00
			Signage	1	Item	7,000.00	7,000.00
			Guardrails and gates to skips	16	Nr	4,500.00	72,000.00
			Safety guardrails	194	m	1,000.00	194,000.00
			Steps	2	Nr	7,500.00	15,000.00
			Lighting	1	Item	35,000.00	35,000.00
			CCTV	1	Item	15,000.00	15,000.00
			External drainage				314,600.00
			Surface water drainage	3,753	m2	50.00	187,650.00
			Foul water drainage to cabins	1	Item	10,000.00	10,000.00
			Land drainage	1,797	m2	40.00	71,880.00
			Petrol interceptor	1	Item	15,000.00	15,000.00
			Water attenuation tank	1	Item	30,000.00	30,000.00

[illegible]

Stage One Order of Cost Estimate

Title: Congleton Household Waste Recycling Centre
Date: 22nd January 2018

Element: Contractors design fees

Quant	Unit	Rate	Total
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				Preliminaries	450,800.00
				Percentage value	15.00%450,720.00
				OR lump sum values:-	

Stage One Order of Cost Estimate

Title: Congleton Household Waste Recycling Centre
Date: 22nd January 2018

Element: Contractors design fees				Quant	Unit	Rate	Total
			Contractors project team fees				225,100.00
			Percentage value for design team fees			5.50%	190,058.00
			OR lump sum values:-				
			Pre-Construction Services Agreement				
			Architect (stages C - L)			2.00%	
			Structural Engineer (stages C - L)			1.00%	
			M&E Consultant (stages C - L)			1.50%	
			Design manager (stage C)			0.75%	
			Principal Designer			0.25%	
			Acoustician				5,000.00
			Main Contractor Staff				20,000.00
			Planning				2,500.00
			Surveys				7,500.00

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: Project/design team fees				Quant	Unit	Rate	Total
			Client Project/design team fees				372,800.00
			Percentage value for design team fees			8.25%	372,702.00
			OR lump sum values:-				
			Architect			1.50%	
			Structural Engineer			1.00%	
			Cost Consultant			0.75%	
			M&E Consultant			1.00%	
			Principal Designer			0.50%	
			Acoustician			0.50%	
			CEC Project Management			3.00%	

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: Other development/project costs

Quant	Unit	Rate	Total
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				Other development/project costs	3,500.00
				Statutory Authority Building Regulation fees	3,500.00

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: Risk allowances Quant Unit Rate Total

				Design development risks
				To be included as a percentage of the Base cost estimate
				Percentage allowance = 5.00%
				Construction risks
				To be included as a percentage of the Base cost estimate
				Percentage allowance = 5.00%
				Employer change risks
				To be included as a percentage of the Base cost estimate
				Percentage allowance = 5.00%
				Employer other risks
				To be included as a percentage of the Base cost estimate
				Percentage allowance = 5.00%

Order of Cost Estimate (Elemental)

Title: Congleton Household Waste Recycling Centre
Date: 22nd August 2024

Element: Inflation				Quant	Unit	Rate	Total
			Tender inflation				
			To be included as a percentage of the Cost limit				
			Percentage allowance =			3.30%	
			Rates used - 3Q 2024			394	
			Anticipated start date - 3Q 2025			407	
						<u>0.032995</u>	
			Construction inflation				
			To be included as a percentage of the Cost limit				
			Percentage allowance =			0.98%	
			Anticipated start date - 3Q 2025			407	
			Anticipated mid construction point - 4Q 2025			411	
						<u>0.009828</u>	



Series:	BCIS All-in TPI				
Series number:	101				