

PRELIMINARY COST ESTIMATE Nr. 1 - Order of Cost Estimate

for

BRIDGE REPLACEMENT

at

**SANDSFORD CASTLE GROUNDS,
WEYMOUTH**

for

WEYMOUTH TOWN COUNCIL

Peter Gunning and Partners LLP
Chartered Quantity Surveyors
Studio 20, Glove Factory Studios
1 Brook Lane
Holt
Wiltshire, BA14 6RL

Oct-23

1 Introduction

- 1.1 We have been requested to provide feasibility estimates by the Client Weymouth Town Council for two option bridge replacements. The first option is to replace the existing bridge with a new steel and timber bridge and the second option is to replace the bridge with a steel and timber viewing platform over the castle grounds. The costs have been calculated via the measurement of approximate quantities and assessed lump sum allowances.
- 1.2 The rates used are based upon our own in-house cost data wherever possible. Where no appropriate rates exist, we have used published data from recognised sources of reference such as the Building Cost Information Service (BCIS).
- 1.3 The Feasibility study is based upon the following drawings:
 - Crickmay Stark Architects:**
 - 22/001/S2 Survey Site Plan
 - 22/001/SK1 Plans, Sections & Elevations
 - 22/001/SK4 Masterplan for Sandsfoot
 - Dencher Consulting Engineering**
 - 0830/01 Bridge Superstructure
 - 0830/02 Bridge Abutment Details
 - 0830/06 Viewing Platform
 - 0830/10 General Notes
- 1.4 The budget costs are based upon current market rates (3Q23). The proposed start on site date has not been confirmed, however current inflation within the building industry is variously reporting that inflation will be 2% over the following year. This does take into consideration the potential effects of Covid 19, Brexit, the war in Ukraine and now the war in Israel may have on the Construction industry.
- 1.5 The budget costs include an allowance for Main Contractor's preliminaries, overheads and profit in line with current industry tolerances for works of this nature.
We have allowed for a 10% contingency for unknown variations within the project works.

2 Notes on the preparation / costing of the preliminary budget estimate

2.1 Principle assumptions -

- 2.1.1 It is assumed that this project shall be procured under a traditional JCT contract with a single tender process with a number of local contractors or negotiated with a preferred contractor.
- 2.1.2 Costs are based on a single contract with no phasing of works.
- 2.1.3 The enclosed budget costs are subject to the final scheme design, scope, specification, programme and procurement route

2.2 Principle exclusions - unless otherwise stated the estimated budget costs exclude any allowance in respect of the following:

- 2.2.1 Professional fees, Local Authority fees, planning and building regulation fees etc.
- 2.2.2 Legal fees and finance charges
- 2.2.3 Survey work (site investigation, UXO, archaeology, watching brief, ecology etc.)
- 2.2.4 Value added tax (VAT)
- 2.2.5 No costs have been included for out of hours / weekend working
- 2.2.6 Tender price and construction inflation beyond mid 2024
- 2.2.7 No costs have been allowed for any effect of the Covid-19 outbreak, Brexit, the war in Ukraine and the war in Israel on programme and costs
- 2.2.8 No allowance have been made for any Contractor's Design Portions
- 2.2.9 Costs in connection with pollution, and / or contamination of site
- 2.2.10 Overcoming underground obstacles (wells, unknown concrete, services, major obstructions etc.)
- 2.2.11 No allowance has been made for any adaptations to services or new services
- 2.2.12 Specialist finishes (specialist paint finishes, carvings etc.)

**SANDSFORD CASTLE GROUNDS, BRIDGE REPLACEMENT
WEYMOUTH**



**FEASIBILITY BUDGET COST
13th October 2023**

Summary

Ref	Description	Bridge	Platform
	Construction Costs		
1	Site Preparations / Demolitions	12,500.00	11,900.00
2	Foundations	6,200.00	10,000.00
3	Steel frame; galvanised	25,700.00	7,000.00
4	Deck structure / Finish	8,800.00	9,000.00
5	Balustrade & Handrail	59,400.00	28,200.00
	Sub-Total Building Works	112,600.00	66,100.00
6	Preliminaries -assuming 4 / 3 months project respectively	40,000.00	30,000.00
7	Main Contractors Overheads & Profits - 15%	22,900.00	14,500.00
	Sub-Total Building Works (Excl risks)	175,500.00	110,600.00
8	Contingency - 10%	17,600.00	11,100.00
9	Archaeological works	Excl	Excl
10	Inflation - say start on site 2Q 2024 - 2%	3,900.00	2,500.00
	Total Building Works (Excl VAT, fees etc.)	197,000.00	124,200.00

**SANDSFORD CASTLE GROUNDS, BRIDGE REPLACEMENT
WEYMOUTH**



**FEASIBILITY BUDGET COST
NEW BRIDGE**

Ref	Description	Qty	Unit	Rate	Value £
1	Preparations / demolitions				
	- provide protection - track mats to protect lawns	1	Item	2,000.00	2,000.00
	- adjust levels to provide temporary access and make good after removal; if required	1	Item	1,600.00	1,600.00
	- dismantle existing bridge structure	1	Item	2,000.00	2,000.00
	- take down existing masonry columns / footings and make good surface	1	Item	1,200.00	1,200.00
	- Remove existing footings / slab to castle side; take up redundant stone work	1	Item	1,400.00	1,400.00
	- lift and lower existing large stones to form base to garden side; remove existing RC footing; ready to take new foundation	1	Item	1,800.00	1,800.00
	Cart away	1	Item	2,500.00	2,500.00
					-
2	Foundations				-
					-
2.1	- Form reinforced concrete L-section pad	1	item	1,425.00	1,425.00
	- concrete	0.32	m ³	800.00	
	- formwork; < 500mm	5	m	30.00	
	- reinforcement	1	Item	1,000.00	
					-
2.2	- form concrete base; mass concrete	1	item	735.00	735.00
	- excavation & disposal	1.74	m ³	77.00	
	- concrete	0.87	m ³	400.00	
	- formwork; < 500mm	7	m	30.00	
	- reinforcement	0	Item	1,000.00	
2.3	- form reinforced concrete abutment / steps	1	item	4,000.00	4,000.00
	- concrete	1.46	m ³	800.00	
	- formwork; < 500mm; fair faced finish	19.14	m	60.00	
	- formwork; > 500mm; fair faced finish	1.68	m ²	120.00	
	- reinforcement	1	Item	1,500.00	
					-

**SANDSFORD CASTLE GROUNDS, BRIDGE REPLACEMENT
WEYMOUTH**



**FEASIBILITY BUDGET COST
NEW BRIDGE**

Ref	Description	Qty	Unit	Rate	Value £
3	Steel frame; galvanised				-
	- B1 254x254x73U	1.56	tn	7,000.00	10,920.00
	- B2 152 x89x16 UB	0.73	tn	7,000.00	5,110.00
	- B3 152x89x16UB	0.70	tn	7,000.00	4,900.00
	general connections	10	%	20,930.00	2,093.00
	End plates to B2	8	nr	Incl	-
	End plates to B3	6	nr	Incl	-
	B1: Bolts cast into concrete	4	nr	150.00	600.00
	B1: Bolts & Z clip bolted to concrete	2	nr	240.00	480.00
	Elastometric bridge bearing pad	1	Item	680.00	680.00
	steelwork finish; corrosive protection	1	Item	900.00	900.00
					-
4	Deck structure				-
	- Timber plates bolted to top of steel; 254x25	22	m	85.00	1,870.00
	- Timber plates bolted to top of steel; 152x25	11	m	110.00	1,210.00
	- decking boards screwed to timber	19	m ²	300.00	5,700.00
					-
5	Balustrade				-
	- 65x65x7 steel angle bolted to steels/concrete	180	nr	80.00	14,400.00
	- 70x8 steel plate balustrade post; galvanised	0.89	tn	7,000.00	6,230.00
	steelwork finish; corrosive protection	1	Item	600.00	600.00
	- 2nr 100x20 timber cladding bolted to either side of steel post	180	nr	200.00	36,000.00
	- handrail	24	m	90.00	2,160.00
					112,513.00

**SANDSFORD CASTLE GROUNDS, BRIDGE REPLACEMENT
WEYMOUTH**



**FEASIBILITY BUDGET COST
VIEWING PLATFORM**

Ref	Description	Qty	Unit	Rate	Value £
1	Preparations / demolitions				
	- provide protection - track mats to protect lawns	1	Item	2,000.00	2,000.00
	- adjust levels to provide temporary access and make good after removal; if required	1	Item	1,600.00	1,600.00
	- dismantle existing bridge structure	1	Item	2,000.00	2,000.00
	- take down existing masonry columns / footings and make good surface	1	Item	1,200.00	1,200.00
	- Remove existing footings / slab to castle side; take up redundant stone work	1	Item	1,400.00	1,400.00
	- Remove existing footings / slab to garden side; take up redundant stone work	1	Item	1,200.00	1,200.00
	Cart away	1	Item	2,500.00	2,500.00
					-
2	Foundations				-
					-
2.1	- Form reinforced concrete base	1	item	4,014.00	4,100.00
	- excavation; stored on site	2	m ³	57.00	
	- concrete	3	m ³	800.00	
	- formwork; < 500mm	10	m	30.00	
	- reinforcement	1	Item	1,200.00	
					-
2.2	- Form reinforced concrete walls	1	item	5,870.00	5,900.00
	- concrete walls	2	m ³	800.00	
	- formwork; > 500mm	15	m ²	100.00	
	- reinforcement	1	Item	1,500.00	
	- M16 cast in bolts with 50x50x8 plate @ end	8	nr	150.00	
	- backfill with excavated materials	2	m ²	35.00	
3	Steel frame; galvanised				-
	- B1 254x254x73U	0.79	tn	7,000.00	5,530.00
	general connections	10	%	5,330.00	553.00
	Angle brackets to B1 corner; 150x190	2	nr	240.00	480.00
	Stffener plates	8	nr		incl
	Connections to bolts cast in concrete	8	nr	12.00	Incl
	steelwork finish; corrosive protection	1	Item	400.00	400.00
					-

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**FEASIBILITY BUDGET COST
VIEWING PLATFORM**

Ref	Description	Qty	Unit	Rate	Value £
4	Deck structure				-
	- Timber joists; 75x150dp C24 @ 400c/c	26	m	75.00	1,950.00
	- bearing on steel lower flange and bolted with 2nr 100x100x7 angles	18	nr	150.00	2,700.00
	- timber boxing to cover steel and angles on deck; 3nr timber plus cladding to match decking	3	m	120.00	360.00
	- decking boards screwed to timber	13	m ²	300.00	3,900.00
					-
5	Balustrade				-
	- 65x65x7 steel angle bolted to steels/concrete	85	nr	80.00	6,800.00
	- 70x8 steel plate balustrade post; galvanised steelwork finish; corrosive protection	0.42	tn	7,000.00	2,940.00
	- 2nr 100x20 timber cladding bolted to either side of steel post	1	Item	300.00	300.00
	- handrail	85	nr	200.00	17,000.00
		12	m	90.00	1,080.00
					65,893.00