

Redhill Balanced Network – Updated costs of project

The Redhill Balanced Network report (item 12), indicated in paragraph 5.7 that the Project Centre were obtaining updated cost estimates from third parties, including statutory undertakers' where diversion of plant and equipment may be required.

The details below are the revised estimated costs for the Redhill Balanced Network package of measures, public realm and estimated costs for third party works including statutory undertakers.

The attached Annex is an extract from the draft Stage 2 feasibility report. Some statutory undertakers have confirmed estimates, but others are based on estimates provided by the Project Centre. It is anticipated that all statutory undertakers estimated costs will be known by Christmas 2012.

In summary the revised estimated costs are as follows:

Redhill Balanced Network package of measures	£1,830,000 (rounded)
Public Realm (highest cost option3)	£1,520,000 (rounded)
Contract administration and supervision	£116,100
Design costs	£387,000
Street lighting and statutory undertakers costs	£523,400
Total estimated cost of all elements	£4,380,000 (rounded)

1. COSTS

10.1 A notional estimated cost for the balanced network proposals was included in the 'Redhill Town Centre Traffic Modelling – Final Report' issued in February 2012. The estimated cost of £2,285,000 included costs for feasibility, detailed design, construction and contingencies (such as an element of statutory undertakers' plant and equipment). The estimated cost did not include the proposed public realm works. The scheme design, on which the estimated cost was based, was prepared using Ordnance Survey plans.

10.2 In addition the costs were broad estimates and depended on factors such as timescale; choice of materials/equipment; impact on statutory undertakers' plant and equipment; and scope of works. Therefore, a deviation of +/- 50% should be allowed.

10.3 Included in the feasibility (stage 2) design was the provision of more detailed costs. Modifications to the balanced network proposals have been included in the overall scheme and general arrangement drawings prepared using the topographical survey output.

10.4 The outline construction cost estimate for the modified balanced network consists of the following :

Location	Cost
A23/A25 Lombard Roundabout	£235,118
A23/Sainsbury's Access	£199,000
A23/A25 Station Roundabout	£488,019
A25 Station Road/Noke Drive Jct	£47,500
A25 Redstone Hill/Cavendish Rd Jct	£96,850
A23/A25 Belfry Roundabout	£75,500
A25 Town Centre Section	£497,141
TOTAL	£1,639,128

10.5 A notional scheme-wide cost, made up of signing; road markings; preliminaries of 5%; and site clearance of 2.5%) has been added totalling £190,000. Therefore, the total cost of the balanced network proposals is £1,829,128.

10.6 In preparing the outline construction cost estimate for the modified balanced network the following assumptions/allowances have been made:

- No allowance made for statutory undertakers' diversion of plant and equipment (currently being sought);
- No allowance made for street furniture (eg bollards/bins etc);
- No allowance made for street lighting alterations;
- Assumed 20% for restrictive working and 30% for nightwork (eg surfacing);
- Assumed use of existing materials (eg precast concrete kerbing etc).

10.8 Three options have been considered for the public realm proposals for Station roundabout and Station Road between Station roundabout and High Street. The cost estimates for these proposals (assuming the highway improvements to Station roundabout are implemented) are:

Option 1 – Pedestrianisation -	£914,362
Option 2 – Public open space/carriageway delineation -	£1,453,768
Option 3 – Public open space/no carriageway delineation -	£1,516,062

10.9 The total cost estimate for the highway improvements and public realm proposals following Stage 2 to completion will be:

■ Amendments to design following consultation (indicative) –	£25,000
■ Undertake Highway Design (indicative) –	£362,000
■ Street Lighting Improvements (indicative) -	£183,400
■ Statutory Undertaker's Diversion of Plant (indicative 10%) –	£340,000
■ Construction Cost –	£1,829,128
■ Public Realm Cost –	£1,516,062
Contract Administration and Supervision Cost (indicative 3%)	
	– £116,100
Total Cost -	£4,371,690

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