



OPTION APPRAISAL COSTS

OPTIONS 1b, 2a, 2b and 3

FRIAR GATE RAILWAY BRIDGES
FRIAR GATE
DARBY

THE FRIENDS OF FRIAR GATE BRIDGE

Lathams Architecture + Urbanism
12 St Mary's Street
Derby
DE1 3JR

Greenwood Projects
The Mount
2 Trent Valley Road
Staffordshire
WS13 6EG

BASIS OF COST PLAN

General Notes

These are Options Appraisal Costs for Proposals for Friar Gate Bridge restoration Options 1b, 2a, 2b and 3

Basis

The estimate is based upon the following drawings and other information as listed below:

Lathams Architecture + Urbanism

Options Viability Study to support application to HLF Round 1 dated March 2018
Options Study - Minimal Intervention - Landscape Design Concept - Option 1b
Options Study - Medium Intervention - Pullman Carriage Concept - Option 2a
Options Study - Medium Intervention - Pavilion Concept - Option 2b
Options Study - Significant Intervention - Friary Gate Bridge, Railway Arches and Upper Platform

GCA Engineers

GW Conservation

Friar Gate Railway Bridges, Derby - Conservation Proposals

Cost Levels

1Q18

Exclusions

Asbestos removal
Loose furniture and equipment
Computer and IT installations
Price fluctuations (beyond 1Q18)
Highway costs
Work outside of the site boundary
Employer's insurance
Legal / accountancy fees

Date: 26/03/2018

SUMMARY

Option Appraisal Costs



Client Name: The Friends of Friar Gate Bridge

Project Title: Friar Gate Bridge Restoration

Project Nr: Cost Plan Nr: One

Date: March 2018

	SUMMARY	Option 1b £	Option 2a £	Option 2b £	Option 3 £
1.01	Long term restoration as GW Conservation Proposals dated March 2014	1,207,569	1,207,569	1,207,569	1,207,569
1.02	General site clearance	14,550	14,550	14,550	14,550
1.03	Drainage	25,000	50,000	50,000	50,000
1.04	Stone cleaning and repair	20,000	20,000	20,000	20,000
1.05	Option 1b - Landscape Design Concept	834,750	-	-	-
1.06	Option 2a - Pullman Carriage Restaurant Concept	-	1,810,200	-	-
1.07	Option 2b - Pavilion Concept	-	-	1,131,800	-
1.08	Option 3 - Friar Gate Bridge, Railway Arches and Upper Platform	-	-	-	4,253,550
1	Group Element Sub-Total £	2,101,869	3,102,319	2,423,919	5,545,669
2	Preliminaries				
	Main Contractor's preliminaries, O&P 15 %	315,280	465,348	363,588	831,850
2	Group Element Sub-Total £	315,280	465,348	363,588	831,850
3	Contingency 10 %	241,715	356,767	278,751	637,752
3	Group Element Sub-Total £	241,715	356,767	278,751	637,752
	Sub-Total £	2,658,864	3,924,434	3,066,258	7,015,271
4	Tender Price Adjustment - Inflation exc	-	-	-	-
4	Construction Sub-Total £	2,658,864	3,924,434	3,066,258	7,015,271
5	Professional and Other Fees				
5.01	Core design team 15 %	398,830	588,665	459,939	1,052,291
5.02	Testing/ investigation, trials etc.	20,000	20,000	20,000	20,000
5.03	Statutory (allowance)	10,000	15,000	15,000	25,000
5.04	Specialist design for restoration of carriages	-	100,000	-	-
5	Professional and Other Fees £	428,830	723,665	494,939	1,097,291
6	Direct Costs / Other Costs	exc	exc	exc	exc
6	Direct / Other Costs £	-	-	-	-
	Total (Excluding VAT) £	3,087,694	4,648,099	3,561,197	8,112,562
7	VAT 20 %	617,539	929,620	712,239	1,622,512
7	VAT £	617,539	929,620	712,239	1,622,512
	Cost Plan Total £	3,705,233	5,577,719	4,273,436	9,735,074

ELEMENTAL BREAKDOWN

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 1b - Landscape Design Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Long Term Restoration of Bridge as GW Conservation Proposals					
0.01	Parapets, moulded fascia (no work)				-	
0.02	Main Arch-Beams and Spandrels				3,870.00	
0.03	Spandrel and corbel decorative castings				58,308.00	
0.04	Cross beams				311,406.00	
0.05	Way - beam frames				259,806.00	
0.06	Timber Way - Beams				57,018.00	
0.07	Deck plates				71,208.00	
0.08	Cover plates between spans				21,543.00	
0.09	Drainage (deck only)				123,840.00	
0.10	Abutments (excluded)				-	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 1b - Landscape Design Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.11	Painting under and outside				90,300.00	
0.12	Painting top side				145,770.00	
	Provisional Sums:					
0.13	Additional repairs and renewals to cast iron components				19,350.00	
0.14	Additional repairs and renewals to wrought iron components				32,250.00	
0.15	Additional repairs and renewals to bituminous seals				12,900.00	
	Sub-total					1,207,569.00
	General site clearance					
0.16	General site clearance	955	m2	10.00	9,550.00	
0.17	Remove safety netting and make good	1	item	5,000.00	5,000.00	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 1b - Landscape Design Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Sub-total					14,550.00
	Drainage					
0.18	Allowance for surface water drainage from bridge area to main sewer	1	item	25,000.00	25,000.00	
	Sub-total					25,000.00
	Stonework cleaning and repair					
0.19	Allowance for stonework cleaning and repair	1	item	20,000.00	20,000.00	
	Sub-total					20,000.00
	Landscape design concept					
0.20	Decking and decorative paving system with integral drainage system	520	m2	150.00	78,000.00	
0.21	Decking and topsoil system with integral drainage	435	m2	250.00	108,750.00	
0.22	Proprietary water - proofing upper surfaces of ironwork		item		15,000.00	

Option Appraisal Costs



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Elemental Breakdown

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Budget Cost Nr: One

Date: March 2018

Option 1b - Landscape Design Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.23	Plant containers		item		50,000.00	
0.24	Benches, furniture and the like		item		25,000.00	
0.25	Tree planting	14	nr	500.00	7,000.00	
0.26	General landscaping	520	m2	50.00	26,000.00	
0.27	Screening, fencing and the like (abutments)		item		30,000.00	
0.28	Work to parapets to comply with current requirements		Item		50,000.00	
0.29	Ornamental staircase and entrance feature to Friar Gate		item		125,000.00	
0.30	External lighting		item		30,000.00	
0.31	Lift option including access and egress works and lift shaft		item		150,000.00	
0.32	Mains services (electrical supply)		item		15,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 1b - Landscape Design Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.33	Work to "Cob Shop" (allowance)		item		25,000.00	
0.34	Work to commercial unit		item		50,000.00	
0.35	Allowance for further deterioration in bridge structure since report in 2014		item		50,000.00	
	Sub-total					834,750.00

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2a - Pullman Carriage Restaurant Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Long Term Restoration of Bridge as GW Conservation Proposals					
0.01	Parapets, moulded fascia (no work)				-	
0.02	Main Arch-Beams and Spandrels				3,870.00	
0.03	Spandrel and corbel decorative castings				58,308.00	
0.04	Cross beams				311,406.00	
0.05	Way - beam frames				259,806.00	
0.06	Timber Way - Beams				57,018.00	
0.07	Deck plates				71,208.00	
0.08	Cover plates between spans				21,543.00	
0.09	Drainage (deck only)				123,840.00	
0.10	Abutments (excluded)				-	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2a - Pullman Carriage Restaurant Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.11	Painting under and outside				90,300.00	
0.12	Painting top side				145,770.00	
	Provisional Sums:					
0.13	Additional repairs and renewals to cast iron components				19,350.00	
0.14	Additional repairs and renewals to wrought iron components				32,250.00	
0.15	Additional repairs and renewals to bituminous seals				12,900.00	
	Sub-total					1,207,569.00
	General site clearance					
0.16	General site clearance	955	m2	10.00	9,550.00	
0.17	Remove safety netting and make good	1	item	5,000.00	5,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2a - Pullman Carriage Restaurant Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Sub-total					14,550.00
	Drainage					
0.18	Allowance for foul and surface water drainage from bridge area to main sewer	1	item	50,000.00	50,000.00	
	Sub-total					50,000.00
	Stonework cleaning and repair					
0.19	Allowance for stonework cleaning and repair	1	item	20,000.00	20,000.00	
	Sub-total					20,000.00
	Pullman Carriage Restaurant Concept					
0.20	Decking and decorative paving system with integral drainage system	342	m2	150.00	51,300.00	
0.21	Decking and topsoil system with integral drainage	613	m2	250.00	153,250.00	
0.22	Proprietary water - proofing upper surfaces of ironwork		item		15,000.00	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

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Budget Cost Nr: One

Date: March 2018

Option 2a - Pullman Carriage Restaurant Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.23	Plant containers		item		20,000.00	
0.24	Benches, furniture and the like		item		10,000.00	
0.26	General landscaping	613	m2	50.00	30,650.00	
0.27	Screening, fencing and the like (abutments)		item		30,000.00	
0.28	Work to parapets to comply with current requirements		Item		50,000.00	
0.29	Ornamental staircase and entrance feature to Friar Gate		item		100,000.00	
0.30	Pullman Carriages fitted out as restaurants, cafes	4	nr	250,000.00	1,000,000.00	
0.31	External lighting		item		50,000.00	
0.32	Lift option including access and egress works and lift shaft		item		150,000.00	
0.33	Mains services (water, electricity)		item		25,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2a - Pullman Carriage Restaurant Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.34	Work to "Cob Shop" (allowance)		item		25,000.00	
0.35	Work to commercial unit		item		50,000.00	
0.36	Allowance for further deterioration in bridge structure since report in 2014		item		50,000.00	
	Sub-total					1,810,200.00

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2b Pavilion Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Long Term Restoration of Bridge as GW Conservation Proposals					
0.01	Parapets, moulded fascia (no work)				-	
0.02	Main Arch-Beams and Spandrels				3,870.00	
0.03	Spandrel and corbel decorative castings				58,308.00	
0.04	Cross beams				311,406.00	
0.05	Way - beam frames				259,806.00	
0.06	Timber Way - Beams				57,018.00	
0.07	Deck plates				71,208.00	
0.08	Cover plates between spans				21,543.00	
0.09	Drainage (deck only)				123,840.00	
0.10	Abutments (excluded)				-	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2b Pavilion Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.11	Painting under and outside				90,300.00	
0.12	Painting top side				145,770.00	
	Provisional Sums:					
0.13	Additional repairs and renewals to cast iron components				19,350.00	
0.14	Additional repairs and renewals to wrought iron components				32,250.00	
0.15	Additional repairs and renewals to bituminous seals				12,900.00	
	Sub-total					1,207,569.00
	General site clearance					
0.16	General site clearance	955	m2	10.00	9,550.00	
0.17	Remove safety netting and make good	1	item	5,000.00	5,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2b Pavilion Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Sub-total					14,550.00
	Drainage					
0.18	Allowance for foul and surface water drainage from bridge area to main sewer	1	item	50,000.00	50,000.00	
	Sub-total					50,000.00
	Stonework cleaning and repair					
0.19	Allowance for stonework cleaning and repair	1	item	20,000.00	20,000.00	
	Sub-total					20,000.00
	Pavilion Concept					
0.20	Decking and decorative paving system with integral drainage system	186	m2	150.00	27,900.00	
0.21	Decking and topsoil system with integral drainage	523	m2	250.00	130,750.00	
0.22	Proprietary water - proofing upper surfaces of ironwork		item		15,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2b Pavilion Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.23	Plant containers		item		20,000.00	
0.24	Benches, furniture and the like		item		10,000.00	
0.26	General landscaping	523	m2	50.00	26,150.00	
0.27	Tree planting	6	nr	500.00	3,000.00	
0.28	Screening, fencing and the like (abutments)		item		30,000.00	
0.29	Work to parapets to comply with current requirements		Item		50,000.00	
0.30	Ornamental staircase and entrance feature to Friar Gate		item		100,000.00	
0.31	Pavilions	246	m2	1,500.00	369,000.00	
0.32	External lighting		item		50,000.00	
0.33	Lift option including access and egress works and lift shaft		item		150,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 2b Pavilion Concept Option

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.34	Mains services (water, electricity)		item		25,000.00	
0.35	Work to "Cob Shop" (allowance)		item		25,000.00	
0.36	Work to commercial unit		item		50,000.00	
0.37	Allowance for further deterioration in bridge structure since report in 2014		item		50,000.00	
	Sub-total					1,131,800.00

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Long Term Restoration of Bridge as GW Conservation Proposals					
0.01	Parapets, moulded fascia (no work)				-	
0.02	Main Arch-Beams and Spandrels				3,870.00	
0.03	Spandrel and corbel decorative castings				58,308.00	
0.04	Cross beams				311,406.00	
0.05	Way - beam frames				259,806.00	
0.06	Timber Way - Beams				57,018.00	
0.07	Deck plates				71,208.00	
0.08	Cover plates between spans				21,543.00	
0.09	Drainage (deck only)				123,840.00	
0.10	Abutments (excluded)				-	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.11	Painting under and outside				90,300.00	
0.12	Painting top side				145,770.00	
	Provisional Sums:					
0.13	Additional repairs and renewals to cast iron components				19,350.00	
0.14	Additional repairs and renewals to wrought iron components				32,250.00	
0.15	Additional repairs and renewals to bituminous seals				12,900.00	
	Sub-total					1,207,569.00
	General site clearance					
0.16	General site clearance	955	m2	10.00	9,550.00	
0.17	Remove safety netting and make good	1	item	5,000.00	5,000.00	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Sub-total					14,550.00
	Drainage					
0.18	Allowance for foul and surface water drainage from bridge area to main sewer	1	item	50,000.00	50,000.00	
	Sub-total					50,000.00
	Stonework cleaning and repair					
0.19	Allowance for stonework cleaning and repair	1	item	20,000.00	20,000.00	
	Sub-total					20,000.00
	Friar Gate Bridge, Railway Arches and Upper Platform					
	Friar Gate Bridge:					
0.20	Decking and decorative paving system with integral drainage system	261	m2	150.00	39,150.00	
0.21	Decking and topsoil system with integral drainage	523	m2	250.00	130,750.00	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.22	Proprietary water - proofing upper surfaces of ironwork		item		15,000.00	
0.23	Plant containers		item		20,000.00	
0.24	Benches, furniture and the like		item		10,000.00	
0.26	General landscaping	523	m2	50.00	26,150.00	
0.27	Tree planting	6	nr	500.00	3,000.00	
0.28	Screening, fencing and the like		item		25,000.00	
0.29	Work to parapets to comply with current requirements		Item		50,000.00	
0.30	Ornamental staircase and entrance feature to Friar Gate		item		100,000.00	
0.31	Heritage Centres and the like	141	m2	2,000.00	282,000.00	
0.32	Pavilions	30	m2	1,500.00	45,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.33	External lighting		item		50,000.00	
0.34	Lift option including access and egress works and lift shaft		item		150,000.00	
0.35	Mains services (water, electricity)		item		25,000.00	
	Railway Arches:					
0.36	Allowance for site clearance, structural repairs and the like	11	nr	50,000.00	550,000.00	
0.37	Improved access, service provision etc.		item		150,000.00	
	Upper Platform:					
0.38	General site clearance	5,500	m2	10.00	55,000.00	
0.39	New hard surfacing with integral drainage	3,000	m2	150.00	450,000.00	
0.40	Top soiling with integral drainage etc.	2,000	m2	250.00	500,000.00	
0.41	General landscaping	2,000	m2	50.00	100,000.00	

Option Appraisal Costs



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Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
0.42	Tree planting	50	nr	500.00	25,000.00	
0.43	Screening, fencing and the like		item		75,000.00	
0.44	Pavilions / market stalls / beach huts etc.	522	m2	1,250.00	652,500.00	
	External lighting		item		150,000.00	
0.45	Mains services (water, electricity)		item		50,000.00	
0.46	Drainage		item		150,000.00	
0.47	Structural repairs and alterations (allowance)		item		250,000.00	
0.48	Work to "Cob Shop" (allowance)		item		25,000.00	
0.49	Work to commercial unit		item		50,000.00	
50	Allowance for further deterioration in bridge structure since report in 2014		item		50,000.00	

Option Appraisal Costs



Client Name: *The Friends of Friar Gate Bridge*

Elemental Breakdown

Project Title: *Friar Gate Bridge Restoration*

Project Nr: *L744*

Budget Cost Nr: One

Date: March 2018

Option 3 Friar Gate Bridge, Railway Arches and Upper Platform

Ref	Description	Qty	Unit	Rate £	Total £	Total £
	Sub-total					4,253,550.00