

INTERNAL MEMORANDUM



TO: Mark Allan

FROM: Veronica Pinto

COPIES TO: Saleha Khanom & Graham Higgins

DATE: 08/03/2018

REF: St James Palace Forecourt Stage 3 REV C

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St James Palace Forecourt : Stage 3 Detailed Design

Please find below the Stage 3 Costs for the above listed project

Item	Revised PCS Total S3
Design and Works Cost	
Stage 1	£23,814.88
Traffic Survey	£0.00
3D Topographical Survey	£3,938.00
Road Safety Audit - Stage 1/2	£1,491.00
Contract B: Stage 1	£6,778.84
Stage 2	£20,834.26
Pavement Investigation Survey	£0.00
Trial Holes	£8,917.00
Drainage Surveys	£3,209.00
Carriageway Surveys and Test (GPR Survey)	£22,551.00
Archaeological Retainer for Trial Holes	£5,707.00
Additional Design Work (Changes requested by TCE)	£15,745.00
C2 Stat Survey	£484.00
Contract B: Stage 2 PV	£14,123.00
Contract A Stage 3 fees	£70,577.11
NRP Review	£6,130.00
Basement Surveys	£16,307.52
Contract B: Stage 3 PV	£5,943.75
Contract C: Surveys (Geotechnical)	£0.00
Contract C: Structural calculation	£2,730.00
Contract C: Geotechnical Desktop Study, GIR and GDR	£3,760.00
Communication Leaflet	£9,148.00
Stage 4	£3,356.72
Contract B: Stage 4	£326.49
Stage 5 Contract A	£860,696.41
Contract A: Archaeological Retainer	£90,000.00
Contract A: Vibration Monitoring	£40,000.00
Contract A Works Discount	-£6,455.00
Contract C: Sculpture Foundation Works	£0.00
Contract B: Stage 5 Works Cost	£83,714.77
Contract B: Stage 5 Works Discount	-£84.00
C2 Stat Survey	£484.00
Stage 6.1	£2,582.09
Contract B: Stage 6.1 PV	£586.00
Stage 9	£3,775.25
Second TMO Consultation	£3,750.00
Design and Works Cost Total	£1,324,922.09
Third Party Costs	
WCC Direct: Publication costs (TMO)	£0.00
WCC Direct: Road Closure - Temporary Traffic Order	£3,148.00
WCC Direct: Pay by Phone Renumbering for Parking Bays	£357.20
Legible London foundation installation by Trueform	£0.00
Utility Design Cost (C4 Production Cost)	£14,155.10
Utility Diversion Costs	£107,653.47
Thames Water Sewer Connection cost	£0.00
Relocation of CCTV Camera	£65,000.00
Third Party Costs Total	£190,313.77
Client Costs	
Service Management fees	£77,090.04
WCC Project Management	£14,909.53
Westminster City Council Costs	£91,999.57
Project Total	£1,607,235.43

In addition the following allowance for Risk and Contingency may be considered in budgeting for the scheme

Item		
Contingencies	10%	£160,724
Risk Allowance	RR	£221,050
Risk and Contingency Total		£381,773.54
Project Total (incl Risk and Contingency)		£1,989,008.98

Notes:

1. All values highlighted in yellow are draft and subject to further design and costing.