

## Options Cost Estimate Report

Document no: B2432000-MedwayLP-M2J1-CR  
Revision no: 0

Medway Council

Medway Local Plan – M2 Jct 1 (Southbound) Merge  
30 October 2025



## Options Cost Estimate Report

**Client name:** Medway Council

**Project name:** Medway Local Plan – M2 Jct 1 (Southbound) Merge

**Client reference:** N/A **Project no:** B2432000

**Document no:** B2432000-MedwayLP-M2J1-CR **Project manager:** Ben Standen

**Revision no:** 0 **Prepared by:** Melissa Varghese

**Date:** 30 October 2025 **File name:** B2432000-MedwayLP-M2J1-CR  
Options Cost Estimate Rev 0

**Doc status:** For Issue

## Document history and status

Version	Date	Description	Author	Checked	Reviewed	Approved
0	30/10/2025	For Issue	M Varghese	C Leong	C McHugh	B Standen

## Distribution of copies

Version	Issue approved	Date issued	Issued to	Comments

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# 1. Project Summary

This Options Estimate Report Rev.0 provides an estimate for the proposed infrastructure improvement and realignment of the merge between the Hasted Road (A289) southbound slip road and Junction 1 of the M2 Motorway. There are two design options currently under consideration as follows:-

- Option 1: Hasted Road (A289) to M2 Junction 1 Merge (Southbound) Scheme C - Improving The Merge.
- Option 2: Hasted Road (A289) to M2 Junction 1 Merge (Southbound) Scheme D - Improving The Merge and Realigning The M2.

A summary of the costs are as follows; however this report should be read in full to understand the basis of the costs, assumptions and exclusions, with no excerpts to be representative of the findings:

**Table 1-1. Cost Summary**

Summary		Option 1 £	Option 2 £
<b>Highway Works</b>			
01	Preliminaries	551,000	1,907,000
02	Roadworks	835,000	3,317,000
03	Structures (Bridges, Viaducts, etc.)	N/A	N/A
04	Structures (Retaining walls, Culverts, Subways, etc.)	36,000	36,000
05	Miscellaneous Works	N/A	N/A
06	Accommodation Works	Excluded	Excluded
07	Facilitating Works	Excluded	Excluded
	<b>Sub-Total (A)</b>	<b>1,422,000</b>	<b>5,260,000</b>
<b>Statutory Undertakers Works</b>			
08	Statutory Undertakers Works	355,000	1,315,000
	<b>Sub-Total (B)</b>	<b>1,777,000</b>	<b>6,575,000</b>
<b>Project / Design Team Fees</b>			
09	Project / Design Team Fees	426,000	1,578,000
<b>Other Development / Project Costs</b>			
10	Other Development / Project Costs	142,000	526,000
	<b>Sub-Total (C)</b>	<b>2,345,000</b>	<b>8,679,000</b>
<b>Inflation</b>			
11	Inflation	Excluded	Excluded
	<b>Sub-Total (D)</b>	<b>2,345,000</b>	<b>8,679,000</b>
<b>Risk</b>			
12	Risk	938,000	3,471,000
	<b>Total (Excl. VAT)</b>	<b>3,283,000</b>	<b>12,150,000</b>

Note: Costs rounded to the nearest thousand pounds. Base date of this estimate is 4Q 2025, and has an expected accuracy level of -20% to +30%. Details of the estimate have been included in Appendix B of this report.

## 2. Methodology

The methodology detailed below has been used to prepare this cost estimate.

Figure 2-1. Methodology



**Scope:** The scope of works to be included in this estimate has been agreed with the Medway Council via Jacobs PM & designers and is defined by the design information included in Appendix A of this report. Section 3 of this report details those elements of the works that are included within each section of the estimate, as well as any assumptions and exclusions that have been made.

**Quantification:** Section 4 of this report details the methods used to quantify the various elements of the scope of works and identifies any industry Standard Methods of Measurement or Work Breakdown Structures that have been used.

**Basis of Cost Estimate:** The base date of the estimate, location factors, pricing methods and expected accuracy ranges are included in Section 5 of this report.

**Check, Review & Approve:** A line by line check of the estimate is carried out by an experienced surveyor prior to final high level review by an estimating manager and prior to approval by the Project Manager. This process is undertaken in accordance with Jacobs UK Ltd Business Management System – Work Instruction WI-3100.

### **3. Scope**

This cost estimate has been based upon the design information listed in Appendix A of this report.

#### **3.1 Highway Works**

##### **3.1.1 Preliminaries**

The cost of Preliminaries includes Main Contractor's cost items such as:

- Project specific management and staff.
- Visiting management and staff.
- Support costs; staff travel, accommodation and subsistence.
- Site accommodation, offices, canteens, drying rooms, toilets and washrooms, laboratories, stores, compounds and the like.
- Temporary works, bases & foundations, connections to services, temporary site roads and paths, temporary drainage, haul roads, barriers and scaffolding.
- Traffic safety and management, temporary diversions for traffic, recovery vehicles, temporary CCTV and temporary speed camera systems.
- Furniture and equipment, IT systems, radio & telecommunications systems, sundries and consumables.
- Temporary water, gas, and electric supplies.
- Cleaning site accommodation and waste management.
- Security staff and equipment, hoardings, fences, gates and information boards.
- Safety and environmental protection, PPE, fire points, first aiders and traffic marshals.
- Contractor's surveys, inspection and monitoring, setting out, protection of the works, samples and testing.
- Mechanical plant, cranes, hoists, access plant, concrete plant, generators and compressors, and small tools.
- Site records, testing and commissioning, handover, post completion services.
- Insurances, bonds, guarantees and warranties.

##### **3.1.2 Roadworks**

The cost of the following Roadworks are included in this estimate:

- Roadworks General
  - Site Clearance, Road Restraint Systems and Earthworks.
- Main carriageway, Interchanges and Side Roads
  - Drainage & Service Ducts, Pavements, and Kerbs, Footways & Paved Areas.
- Signs, Motorway Communications and Lighting
  - Traffic Signs & Road Markings, Road Lighting Columns, Brackets & CCTV Masts, Electrical Work for Road Lighting & Traffic Signs.
- Landscape and Ecology

##### **3.1.3 Structures**

The cost of the following Structures are included in this estimate:

- Low retaining wall in between the merge of A289 Slip Road and M2 motorway.

##### **3.1.4 Miscellaneous Works**

Miscellaneous Works are excluded from this estimate.

##### **3.1.5 Accommodation Works**

Accommodation Works (e.g. alterations to boundary fencing, accesses and driveways) are excluded from this estimate.

### **3.1.6 Facilitating Works**

Facilitating Works are excluded from this estimate as detailed in Section 3.9 below.

## **3.2 Statutory Undertakers Works**

The cost of the following Statutory Undertakers Works are included in this estimate:

- Temporary and permanent diversion works including diversion of statutory undertakers services (e.g. water, electricity, gas and communications).

## **3.3 Project / Design Team Fees**

The cost of the following Project / Design Team Fees are included in this estimate:

- Client's project team and design consultant's fees.
- Client's construction supervision costs.

All other Project / Design Team Fees (e.g. Main Contractor's design costs) are excluded from this estimate as detailed in Section 3.9 below

## **3.4 Other Development / Project Costs**

The cost of the following Other Development / Project Costs are included in this estimate:

- Client contract administration costs.

All other Development / Project Costs (e.g. land costs, finance costs, etc.) are excluded from this estimate as detailed in Section 3.9 below.

## **3.5 Inflation**

Tender Inflation and Construction Inflation are excluded from this cost estimate as detailed in Section 3.9 below.

## **3.6 Risk**

### **3.6.1 Risk (Design, Construction & Client Risk)**

A percentage allowance has been included in this estimate for design development risks, construction risks, Client change risks and Client other risks as detailed in Section 4.6 below.

### **3.6.2 Optimism Bias**

Optimism Bias is excluded from this estimate as detailed in Section 3.9 below.

## **3.7 Value Added Tax (VAT)**

Value Added Tax (VAT) is excluded from this cost estimate as detailed in Section 3.9 below.

## **3.8 Assumptions**

The following assumptions have been made in the preparation of this cost estimate:

- Construction Works will generally be undertaken during normal working hours unless specifically identified as being undertaken out of normal working hours (evenings and weekends).
- Main Contractor's access to the site is unrestricted.
- The works will be completed as one continuous project.



- Existing site conditions, extent of works and level of specification are as set out in the information included in Appendix A.
- An allowance for take up or down items has been included in this estimate.
- An allowance for site clearance has been included in the estimate is based on the extent of the proposed works area.
- Allowance has been included in the estimate for replacement of any affected items by the proposed works, such as road gullies, safety barriers and street lighting units etc.
- Allowance of 5.00 metre long 150mm diameter drain connecting each new gully to existing drainage system is included in this estimate.
- The earthwork quantities are calculated from the proposed pavement construction depths.
- No requirement to adjusted the existing height/level of the carriageway.
- All excavated material is assumed to be unacceptable Class U1a.
- All excavated material is to be disposed off-site.
- An allowance of 5% of the total excavated volume for excavation and filling of soft spots has been included in this estimate.
- No allowance for capping is included in the estimate for new carriageway construction.
- Full depth carriageway construction – 40mm surface course, 60mm binder course, 225mm base course and 250mm sub-base.
- An allowance has been included in the estimate for low retaining wall between the merge of A289 slip road and M2 motorway.
- Resurfacing carriageway construction – 40mm surface course and 60mm binder course.
- Allowance for 25mm thick regulating course to resurfacing carriageway area.
- An allowance has been included for night/ restricted working for works to be carried out on A289 slip road.
- An allowance has been included for traffic signs based on area of carriageway.
- An allowance has been included for road markings based on area of carriageway.
- An allowance has been included in the estimate for replacing of any road lighting columns affected by the proposed works with new.
- An allowance for electrical works for lighting columns based on the number of new lighting columns has been included in the estimate.
- No allowance is included in the estimate for works to existing bridges.

### 3.9 Exclusions

The following items are excluded from this cost estimate:

- Accommodation Works
  - Accommodation Works (e.g. alterations to boundary fencing, accesses and driveways).
- Facilitating Works
  - Toxic / hazardous material removal including removal of toxic or hazardous parts of building fabric and hazardous materials or components from existing services installations.
  - Removal and/or treatment of contaminated ground material.
  - Unexploded ordnance removal / clearance.
  - Eradication of invasive plant growth.
  - Ground gas venting measures including gas proof membranes, perforated collection pipes, proprietary gas dispersal fin layers, radon sumps and vent pipes.
  - Soil stabilisation measures including cement or chemical grouting, electrochemical stabilisation, sand stowing, soil nailing, ground anchors, compacting, and freezing of groundwater and subsoil.
  - Site dewatering and pumping to lower the ground water level of the site, including forming well points, filling, drain tubes and ring mains, sumps, pumps and pumping, off-site disposal of water, running costs and attendance.
  - Extraordinary site investigation works including archaeological investigation, reptile / wildlife mitigation measures and other site investigation works.
- Project / Design Team Fees
  - Main Contractor's design fees.
  - Main Contractor's pre-construction fees including associated management and staff, specialist support services fees, temporary accommodation, services and facilities, charges, overheads and profit.



- Other Development / Project Costs
  - Compensation for permanent land take; statutory loss payments; possible disturbance claims; potential Part 1 claims and professional fees incurred by the claimants.
  - Client finance costs, costs in connection with funding of project.
  - Fees, planning fees, building control fees, oversailing fees, fees in connection with party wall awards, fees in connection with rights of light agreements, fees in connection with other agreements between the Client and neighbours to facilitate the project, other fees in connection with licences, permits and agreements.
  - Charges, rates on temporary accommodation, licences in connection with hoardings, scaffolding, gantries and the like and licences in connection with crossovers, parking permits, parking bay suspension and the like.
  - Planning contributions, direct financial contributions in connection with planning consent, and environmental improvement works.
  - Insurances other than Main Contractor's works insurance.
  - Decanting and relocation costs, temporary relocation costs, temporary accommodation, rents and other running costs.
  - Fixtures, fittings and equipment other than that included in design.
  - Marketing costs, public relations events, site based advertising and public relations literature.
- Risk
  - Department for Transport or His Majesty's Treasury provision for Optimism Bias.
- Inflation
  - Tender & Construction Inflation from estimate base date.
- Taxation & Grants
  - Capital allowances.
  - Grants.
  - Value Added Tax (VAT).

## **4. Quantification**

### **4.1 Highway Works**

The Highways Works element of this estimate have wherever possible been quantified in accordance with the Manual of Contract Documents for Highway Works, Volume 4, Bills of Quantities for Highway Works published by the Highways Agency (now National Highways). The work breakdown structure adopted is based on Table 1 included in Section 1, Chapter III of the Method of Measurement for Highways Works (MMHW). Where items of work cannot be quantified either a percentage or sum allowance has been included.

The detailed estimate is included in Appendix B which has been prepared using the RIB iTwo CostX Estimating Software. Quantities are either directly entered into take off sheets or measured electronically.

#### **4.1.1 Preliminaries**

An allowance of 35% on the cost of Roadworks and Structures has been included for Main Contractor's Preliminaries.

In addition, an allowance of cost/month has been include for Traffic Management for option 1 and option 2.

- In option 1, £246,000 for a assumed construction duration of 7 months. [e.g. 5 months on full TM @ £41,000 plus 2 months on half TM @ £20,500]
- In option 2, £733,100 for a assumed construction duration of 12 months. [e.g. 10 months on full TM @ £66,650 plus 2 months on half TM @ £33,300]

#### **4.1.2 Roadworks**

Roadworks have been quantified and itemised in accordance with the relevant series of the MMHW and the cost estimated on a unit cost basis.

#### **4.1.3 Structures**

Structures have been quantified and itemised using an approximate estimating technique based on the length of structure to be constructed and the cost estimated on a unit cost basis.

#### **4.1.4 Miscellaneous Works**

Excluded from this estimate.

#### **4.1.5 Accommodation Works**

Excluded from this estimate.

#### **4.1.6 Facilitating Works**

Excluded from this estimate.

### **4.2 Statutory Undertaker Works**

An allowance of 25% on the cost of Highway Works and has been included for Statutory Undertaker Works.

### **4.3 Project / Design Team Fees**

An allowance of 20% on the cost of Highway Works and has been included for Client's project / design team fees.

In addition, an allowance of 10% on the cost of Highway Works has been included for Client's construction management and supervision costs.

## 4.4 Other Development / Project Costs

An allowance of 10% on the cost of Highway Works has been included for Other Development / Project Costs.

## 4.5 Inflation

Excluded from this estimate.

## 4.6 Risk

### 4.6.1 Risk (Design, Construction & Client Risk)

Section 3.1.1 of "The Department for Transport Guidance, TAG Unit A1.2, Scheme Costs, dated May 2025" states that a Quantified Risk Assessment (QRA) is required for all transport projects with a cost greater than £7m and is encouraged for smaller schemes.

In the absence of a QRA an allowance of 40% on the cost of Highway Works, Statutory Undertakers Works, Project / Design Team Fees and Other Development / Project Costs has been included in this estimate for design development risks, construction risks, Client change risks and Client other risks in accordance with the ranges recommended by Jacobs below for projects at different stages of development.

**Table 4-1. Typical Risk Range**

National Highways PCF Stage (or equivalent)	Estimate Type	Risk
0 & 1: Strategy & Option Identification	Order of Magnitude	40 - 60%
<b>1 &amp; 2: Option Identification &amp; Selection</b>	<b>Options Estimate</b>	<b>25 - 40%</b>
3: Preliminary Design	Preliminary / Initial Estimate	20 - 25%
4: Statutory Procedures and Powers	Developing Estimate	15 - 20%
5: Construction Preparation	Final Estimate	10 - 15%
6: Construction	Cost to Complete Estimate	5 - 10%

### 4.6.2 Optimism Bias

Section 3.2.24 of "The Department for Transport Guidance, TAG Unit A1.2, Scheme Costs, dated May 2025" states that Optimism Bias uplifts are only required for the economic case of a proposal, hence Optimism Bias has not been included within the cost estimate.

## 4.7 Value Added Tax (VAT)

Excluded from this estimate.

## 5. Basis of Cost Estimate

### 5.1 Base Date

The base date of the estimate is 4th Quarter 2025 (4Q 2025).

### 5.2 Region

The works are located in the South East region of the United Kingdom of Great Britain and Northern Ireland.

Figure 5-1. Regional Map



### 5.3 Pricing

#### 5.3.1 General

The rates and prices used are:

- in pounds sterling.
- reflect construction projects of a similar size and nature.
- inclusive of profit margins and contributions to head office overheads.
- inclusive of all Plant, Labour and Materials.

#### 5.3.2 Percentage Allowances

Percentage allowances have been included for:

- Main Contractor's Preliminaries.
- Night time / restricted working allowances.
- Statutory Undertakers Works.
- Client Project & Design Team Fees.
- Client Construction Management & Supervision Costs.
- Client Contract Administration Costs.
- Risk.

### 5.3.3 Approximate Estimating Rates

The following elements have been priced using approximate estimating rates:

- Traffic Management.
- Site Clearance.
- Traffic Signs and Road Marking.
- Electrical Work associated with Road Lighting and Traffic Signs.
- Structure - retaining walls based on length of structure.

### 5.3.4 Unit Rates

The following elements have been priced using unit rates:

- Road Restraint Systems.
- Drainage & Service Ducts.
- Earthworks.
- Pavements.
- Kerbs, Footways & Paved Areas.
- Road Lighting Columns, Brackets & CCTV Masts.
- Landscaping and Ecology.

### 5.3.5 Resource Costs

No items have been priced using resource costs.

## 5.4 Programme

No programme has been provided.

## 5.5 Range of Accuracy

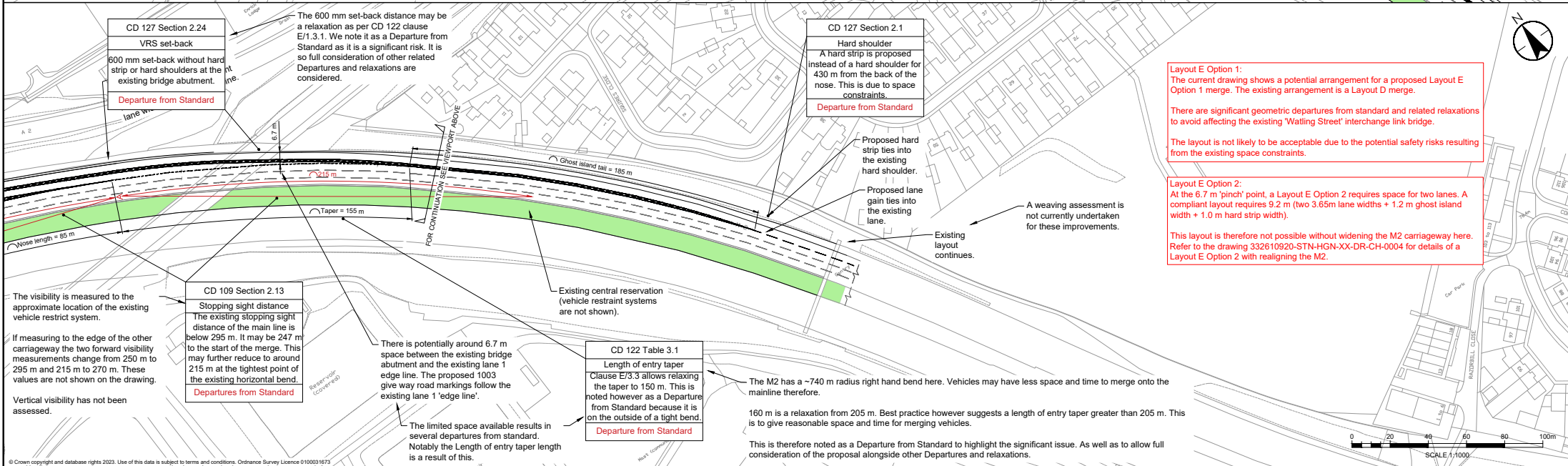
A cost estimate produced at this stage, based on the available information, will have an expected accuracy level of -20% to +30%.

**Table 5-1. Range of Accuracy**

Estimate Class	Level of Project Definition	End Usage	Methodology	Expected Accuracy Range
Order of Magnitude	0% to 2%	Concept	Percentage Allowances / Approximate Estimating Rates	-30% to +50%
Options	1% to 15%	Study or Feasibility	Percentage Allowances / Approximate Estimating Rates	-20% to +30%
Preliminary / Initial	10% to 40%	Design Development, Budget Authorisation or Feasibility	Percentage Allowances / Approximate Estimating Rates / Unit Rates	-15% to +20%
Developing	30% to 75%	Control or Bid / Tender	Unit Rates / Resource Costs	-10% to +15%
Final	65% to 100%	Check Estimate or Bid / Tender	Unit Rates / Resource Costs	-5% to +10%

## Appendix A. Register of Design Information

Document No.(s)	Rev	Document Title(s)	Status	Format
332610929-STN-HDG-XX-DR-CH-003	P01	FEASIBILITY STUDY A289 TO M2 MERGE (SB) SCHEME C IMPROVING THE MERGE	For Information	Pdf
332610920-STN-HGN-XX-DR-CH-004	P01	FEASIBILITY STUDY A289 TO M2 MERGE (SB) SCHEME D IMPROVING THE MERGE & REALIGNING THE M2	For Information	Pdf



## General Notes

1. This drawing shall be read in conjunction with all other relevant documentation.
2. Do not scale from this drawing.
3. All dimensions are in metres unless specified otherwise.
4. The information on this drawing is based on limited OS information. The dimensions shown are assumed and require verifying through surveys.
5. This drawing shows a potential option(s) from an initial feasibility design. The potential option(s) is/are indicatedly shown for information only. These are subject to outline and detailed design. Further changes may be required.
6. The constraints and potential departures from standard shown/listed are not exhaustive. More changes may be apparent through further investigations, surveys and during the detailed design.

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P01	14.03.24	FIRST ISSUE	RC	JA	JA
Rev.	Date	Description	Drawn	Chk'd	App'd

Drawing Status		Project Title	
FOR INFORMATION		MedwayOne M2J1	
 <b>Stantec</b> <a href="http://www.stantec.com/uk">www.stantec.com/uk</a>		Drawing Title <b>FEASIBILITY STUDY          A289 TO M2 MERGE (SB)          SCHEME C          IMPROVING THE MERGE</b>	
Case		Scale	Designed
Uniper SE		1:1000	-
		Original Size	RC
		A1	2024.03.14
		Date	2024.03.14
		Drawn	Checked
		JA	JA
		Date	2024.03.14
		Drawing Number	Project Ref. No.
		332610929 -	10569
		Originator	Revision
		STN	P01
		Volume	
		- HDG -	
		XX - DR - CH - 0003	
		Location	
		Type	
		Scale	
		Number	





## Appendix B. Cost Estimate

There are two design options currently under consideration as follows:-

- Option 1: Hasted Road (A289) to M2 Junction 1 Merge (Southbound) Scheme C - Improving The Merge.
- Option 2: Hasted Road (A289) to M2 Junction 1 Merge (Southbound) Scheme D - Improving The Merge and Realigning The M2.

Summary		Option 1 £	Option 2 £
<b>Highway Works</b>			
01	Preliminaries	550,756	1,906,560
02	Roadworks	834,732	3,316,742
03	Structures (Bridges, Viaducts, etc.)	N/A	N/A
04	Structures (Retaining walls, Culverts, Subways, etc.)	36,000	36,000
05	Miscellaneous Works	N/A	N/A
06	Accommodation Works	Excluded	Excluded
07	Facilitating Works	Excluded	Excluded
	<b>Sub-Total (A)</b>	<b>1,421,488</b>	<b>5,259,302</b>
<b>Statutory Undertakers Works</b>			
08	Statutory Undertakers Works	355,372	1,314,826
	<b>Sub-Total (B)</b>	<b>1,776,860</b>	<b>6,574,128</b>
<b>Project / Design Team Fees</b>			
09	Project / Design Team Fees	426,446	1,577,791
<b>Other Development / Project Costs</b>			
10	Other Development / Project Costs	142,149	525,930
	<b>Sub-Total (C)</b>	<b>2,345,455</b>	<b>8,677,849</b>
<b>Inflation</b>			
11	Inflation	Excluded	Excluded
	<b>Sub-Total (D)</b>	<b>2,345,455</b>	<b>8,677,849</b>
<b>Risk</b>			
12	Risk	938,182	3,471,139
	<b>Total (Excl. VAT)</b>	<b>3,283,637</b>	<b>12,148,988</b>

Note: Base date of this estimate is 4Q 2025, and has an expected accuracy level of -20% to +30%.

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>01 Preliminaries</b>					
<b>01.01</b>	<b>Main Contractor Preliminaries</b>				
01	Preliminaries	35	%	870,732.00	304,756
	<u>Traffic Management</u>				
02	Allowance for full Traffic Management	5	month	41,000.00	205,000
03	Allowance for half Traffic Management	2	month	20,500.00	41,000
	<b>01 Preliminaries Subtotal</b>				<b>550,756</b>
<b>02 Roadworks</b>					
<b>02.01</b>	<b>Roadworks General</b>				
<u>02.01.200</u>	<u>200 Site Clearance</u>				
	<u>Site Clearance</u>				
01	General Site Clearance	0.568	ha	15,000.00	8,520
	<u>Take Up or Down and Set Aside for Re-use or Remove to Store or Tip off Site</u>				
02	Allowance for take up or down and remove to tip off site items	1	item	40,000.00	40,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working	20	%	48,520.00	9,700
	<b>Site Clearance Subtotal</b>				<b>58,220</b>
<u>02.01.300</u>	<u>300 Fencing</u>				
	None				
	<b>Fencing Subtotal</b>				-
<u>02.01.400</u>	<u>400 Road Restraint Systems (Vehicle and Pedestrian)</u>				
	<u>Safety Barrier</u>				
01	Allowance for new safety barrier to align with the new kerb line	268	m	50.00	13,400
02	Allowance for new terminal	2	no	2,000.00	4,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working	20	%	17,400.00	3,500
	<b>Road Restraint Systems (Vehicle and Pedestrian) Subtotal</b>				<b>20,900</b>
<u>02.01.600</u>	<u>600 Earthworks</u>				
	<u>Excavation</u>				
01	Excavation of unacceptable material U1A in cutting and other excavation	280	m3	34.00	9,520
	<u>Excavation in Hard Material</u>				
02	Extra over excavation for excavation in Hard Material	23	m3	65.00	1,495
	<u>Disposal of Material</u>				
03	Disposal of unacceptable material Class U1A	280	m3	45.00	12,600
	<u>Imported Fill</u>				

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
04	Imported acceptable material Class 5B <u>Soft Spots and Other Voids</u>	7	m3	75.00	525
05	Excavation of soft spots and other voids	14	m3	90.00	1,260
06	Filling of soft spots and other voids <u>Disused Sewers, Drains, Cables, Ducts, Pipelines and the Like Occurring at Formation or Sub-formation Level; Disused Basements, Cellars and the Like and Gullies</u>	14	m3	90.00	1,260
07	Removal of disused gully 450mm internal diameter <u>Topsoiling and Storage of Topsoil</u>	3	no	650.00	1,950
08	Topsoiling average 300mm thick <u>Completion of formation and sub-formation</u>	21	m2	6.50	137
09	Completion of formation on material other than Class 1C, 6B or rock in cuttings <u>Restricted / Night Working</u>	411	m2	2.00	822
10	Allowance for restricted / night working <b>Earthworks Subtotal</b>	20	%	29,568.50	5,900 <b>35,469</b>
<b>02.02 to 02.04 Main Carriageway, Interchanges and Side Roads</b>					
<u>02.02to04.500 500 Drainage and Service Ducts</u>					
<u>Drains and Service Ducts</u>					
01	Gully pipes (size 150mm dia) (5m per gully) <u>Connections</u>	15	m	150.00	2,250
02	Connection of 150mm internal diameter pipe to existing drain or existing piped culvert depth to invert not exceeding 2 metres (gully pipes) <u>Chambers and Gullies</u>	3	no	460.00	1,380
03	Precast concrete trapped gully with existing D400 grating and frame <u>Renewal, Raising or Lowering of Covers and Gratings on Existing Chambers and Gullies</u>	3	no	950.00	2,850
04	Allowance for raising or lowering the level of covers and frames on existing chambers <u>Excavation in Hard Material</u>	1	no	450.00	450
05	Extra over excavation for excavation in hard material in drainage <u>Cleaning Existing Drainage Systems</u>	4	m3	65.00	260
06	Allowance for cleaning existing piped drainage system <u>Restricted / Night Working</u>	1	item	5,000.00	5,000
07	Allowance for restricted / night working <b>Drainage and Service Ducts Subtotal</b>	20	%	12,190.00	2,400 <b>14,590</b>
<u>02.02to04.700 700 Pavements</u>					
<u>Sub-base</u>					

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					<i>(Continued)</i>
01	Type 1 unbound mixture sub-base in carriageway, hardshoulder and hardstrip (250mm thick) <u>Pavement – Full Depth</u>	103	m3	85.00	8,755
02	AC 32 HDM 40/60 design base 225mm thick in carriageway, hardshoulder and hardstrip	411	m2	60.00	24,660
03	AC 20 HDM 40/60 binder course 60mm thick in carriageway, hardshoulder and hardstrip	411	m2	27.50	11,303
04	TSCS 0/10 surface course 40mm thick in carriageway, hardshoulder and hardstrip <u>Pavement – Resurfacing</u>	411	m2	26.00	10,686
05	AC 20 HDM 40/60 binder course 60mm thick in carriageway, hardshoulder and hardstrip	5,199	m2	27.50	142,973
06	TSCS 0/10 surface course 40mm thick in carriageway, hardshoulder and hardstrip <u>Pavement – Tie In</u>	5,199	m2	26.00	135,174
07	AC 32 HDM 40/60 design base 225mm thick in carriageway, hardshoulder and hardstrip <u>Regulating Course</u>	31	m2	60.00	1,860
08	AC 32 HDM 40/60 design base regulating course (average 25mm thick) <u>Tack Coat</u>	324.938	t	182.00	59,139
09	Tack Coat <u>Cold Milling (Planing)</u>	5,230	m2	1.50	7,845
10	Milling pavement 100mm thick (Tie In / Resurfacing)	5,199	m2	17.00	88,383
11	Milling pavement 325mm thick (Tie In) <u>Reinstatement of Paved Areas</u>	31	m2	55.00	1,705
12	Reinstate paved areas with full depth pavement construction (excluding surface and binder courses) <u>Restricted / Night Working</u>	11	m2	85.00	935
13	Allowance for restricted / night working <b>Pavements Subtotal</b>	20	%	493,416.72	98,700 <b>592,117</b>
<u>02.02to04.110</u> <u>0</u>	<u>1100 Kerbs, Footways and Paved Areas</u>  <u>Kerbs, Channels, Edgings, Combined Drainage and Kerb Blocks and Linear Drainage Channel Systems</u> <u>Kerbs</u>				
01	Precast concrete kerb laid straight or curved <u>Footways and Paved Areas</u>	496	m	35.00	17,360
02	Concrete verge comprising Type 1 unbound mixture sub-base 225mm thick and C16/20 low strength concrete (wet lean) 100mm thick surface course with brushed concrete finish <u>Restricted / Night Working</u>	46	m2	72.00	3,312
03	Allowance for restricted / night working <b>Kerbs, Footways and Paved Areas Subtotal</b>	20	%	20,671.85	4,100 <b>24,772</b>

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
<b>02.05</b>	<b>Signs, Motorway Communications and Lighting</b>				
<u>02.05.1200</u>	<u>1200 Traffic Signs and Road Markings</u>				
	<u>Traffic Signs</u>				
01	Allowance for traffic signs (based on area of pavement)	5,610	m2	2.50	14,025
	<u>Road Markings</u>				
02	Allowance for road markings	1	item	6,000.00	6,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working	20	%	20,025.00	4,000
	<b>Traffic Signs and Road Markings Subtotal</b>				<b>24,025</b>
<u>02.05.1300</u>	<u>1300 Road Lighting Columns</u>				
	<u>Road Lighting Columns and Brackets, Wall Mountings, CCTV Masts and Cantilever Masts</u>				
01	Allowance for new road lighting column of 10 m nominal height with planted base and with single bracket arm with lantern	7	no	3,000.00	21,000
	<u>Restricted / Night Working</u>				
02	Allowance for restricted / night working	20	%	21,000.00	4,200
	<b>Road Lighting Columns, Brackets and CCTV Masts Subtotal</b>				<b>25,200</b>
<u>02.05.1400</u>	<u>1400 Electrical Works for Road Lighting and Traffic Signs</u>				
	<u>Electrical works for Road Lighting</u>				
01	Allowance electrical works for road lighting	7	no	2,500.00	17,500
	<u>Electrical Works for Traffic Signs</u>				
02	Allowance for Electrical Works for Traffic Signs				Included Elsewhere
	<u>Sundry Electrical Works</u>				
03	Allowance for Sundry Electrical Works (E.g electrical cabinets, feeder pillars etc.) (based on area of pavement)	1	Item	14,000.00	14,000
	<u>Restricted / Night Working</u>				
04	Allowance for restricted / night working	20	%	31,500.00	6,300
	<b>Electrical Work for Road Lighting and Traffic Signs Subtotal</b>				<b>37,800</b>
<u>02.05.1500</u>	<u>1500 Motorway Communications</u>				
	None				
	<b>Motorway Communications Subtotal</b>				-
<b>02.06</b>	<b>Landscape and Ecology</b>				
	<u>Ground Preparation and Cultivation</u>				
01	Vegetation clearance to surface sloping at 10o or less to the horizontal	496	m2	0.20	99

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
02	Subsoil treatment to surface sloping at 10o or less to the horizontal	496	m2	0.60	298
03	Final preparation of soils to surface sloping at 10o or less to the horizontal	496	m2	0.50	248
04	Final cultivation to surface sloping at 10o or less to the horizontal	496	m2	0.60	298
	<u>Seeding and Turfing</u>				
05	Grass seeding by conventional sowing to surfaces sloping at 10 degrees or less to the horizontal	496	m2	0.80	397
	<u>Restricted / Night Working</u>				
06	Allowance for restricted / night working	20	%	1,340.00	300
	<b>Landscape and Ecology Subtotal</b>				<b>1,640</b>
	<b>02 Roadworks Subtotal</b>				<b>834,732</b>
<b>03 Structures (Bridges, Viaducts, etc.)</b>					
	None				
	<b>03 Structures (Bridges, Viaducts, etc.) Subtotal</b>				<b>N/A</b>
<b>04 Structures (Retaining Walls, Culverts, Subways, Gantries, Large Headwalls, etc.)</b>					
<b>04.01</b>	<b>Retaining Walls</b>				
01	Allowance for reinforced concrete retaining wall at merge of M2 and Slip road A289	1	item	20,000.00	20,000
02	Allowance for alteration on existing concrete slab at merge of M2 and Slip road A289	1	item	10,000.00	10,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working	20	%	30,000.00	6,000
	<b>Retaining Walls Total</b>				<b>36,000</b>
	<b>04 Structures (Retaining Walls, Culverts, Subways, Gantries, Large Headwalls, etc.) Subtotal</b>				<b>36,000</b>
<b>05 Miscellaneous</b>					
	None				
	<b>05 Miscellaneous Subtotal</b>				<b>N/A</b>
<b>06 Accommodation Works</b>					
	None				
	<b>06 Accommodation Works Subtotal</b>				<b>Excluded</b>
<b>07 Facilitating Works</b>					
	None				
	<b>07 Facilitating Works Subtotal</b>				<b>Excluded</b>
<b>08 Statutory Undertakers Works</b>					
<b>08.01</b>	<b>Statutory Undertakers Works</b>				
01	Allowance for statutory undertakers works (% of Highway Works Total)	25	%	1,421,488.00	355,372
	<b>08 Statutory Undertakers Works Subtotal</b>				<b>355,372</b>



Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>09 Project / Design Team Fees</b>					
<b>09.01</b>	<b>Client Project &amp; Design Team Fees</b>				
01	Allowance for Client project & design team fees (% of Highway Works Total)	20	%	1,421,488.00	284,298
<b>09.02</b>	<b>Client Construction Management &amp; Supervision Costs</b>				
01	Allowance for Client construction management & site supervision costs (% of Highway Works Total)	10	%	1,421,488.00	142,149
	<b>09 Project / Design Team Fees Subtotal</b>				<b>426,446</b>
<b>10 Other Development / Project Costs</b>					
<b>10.01</b>	<b>Other Development / Project Costs</b>				
01	Client contract administration costs (% of Highway Works Total)	10	%	1,421,488.00	142,149
02	Land acquisition costs		item		Excluded
	<b>10 Other Development / Project Costs Subtotal</b>				<b>142,149</b>
<b>11 Inflation</b>					
<b>11.01</b>	<b>VAT</b>				
01	Allowance for Inflation		%		Excluded
	<b>11 Inflation Subtotal</b>				<b>Excluded</b>
<b>12 Risk</b>					
<b>12.01</b>	<b>Risk (Design, Construction &amp; Employer Risk)</b>				
01	Allowance for Risk	40	%	2,345,455.00	938,182
<b>12.02</b>	<b>Optimism Bias</b>				
01	Optimism Bias for Roadworks plus % add-on items		%		Excluded
02	Optimism Bias for Structures plus % add-on items		%		Excluded
	<b>12 Risk Subtotal</b>				<b>938,182</b>
<b>13 VAT</b>					
<b>13.01</b>	<b>VAT</b>				
01	Allowance for VAT		%		Excluded
	<b>13 VAT Subtotal</b>				<b>Excluded</b>
<b>Medway One M2J1 - Option 1 Total</b>					<b>3,283,637</b>

Medway Local Plan  
Option 2 - A289 to M2 Merge (SB) Scheme D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>01 Preliminaries</b>					
<b>01.01</b>	<b>Main Contractor Preliminaries</b>				
01	Preliminaries	35	%	3,352,742.00	1,173,460
	<u>Traffic Management</u>				
02	Allowance for full Traffic Management	10	month	66,650.00	666,500
03	Allowance for half Traffic Management	2	month	33,300.00	66,600
	<b>01 Preliminaries Subtotal</b>				<b>1,906,560</b>
<b>02 Roadworks</b>					
<b>02.01</b>	<b>Roadworks General</b>				
<u>02.01.200</u>	<u>200 Site Clearance</u>				
	<u>Site Clearance</u>				
01	General Site Clearance	3.194	ha	15,000.00	47,910
	<u>Take Up or Down and Set Aside for Re-use or Remove to Store or Tip off Site</u>				
02	Allowance for take up or down and remove to tip off site items	1	item	140,000.00	140,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working for Slip Road A289	1	item	11,000.00	11,000
	<b>Site Clearance Subtotal</b>				<b>198,910</b>
<u>02.01.300</u>	<u>300 Fencing</u>				
	None				
	<b>Fencing Subtotal</b>				<b>-</b>
<u>02.01.400</u>	<u>400 Road Restraint Systems (Vehicle and Pedestrian)</u>				
	<u>Safety Barrier</u>				
01	Allowance for new safety barrier to align with the new kerb line	1,282	m	50.00	64,100
02	Allowance for new terminal	1	no	2,000.00	2,000
03	Allowance for concrete barrier (on bridge deck)	36	m	450.00	16,200
	<u>Restricted / Night Working</u>				
04	Allowance for restricted / night working for Slip Road A289	1	item	4,000.00	4,000
	<b>Road Restraint Systems (Vehicle and Pedestrian) Subtotal</b>				<b>86,300</b>
<u>02.01.600</u>	<u>600 Earthworks</u>				
	<u>Excavation</u>				
01	Excavation of unacceptable material U1A in cutting and other excavation	1,838	m3	34.00	62,492
	<u>Excavation in Hard Material</u>				
02	Extra over excavation for excavation in Hard Material	72	m3	65.00	4,680
	<u>Disposal of Material</u>				

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
03	Disposal of unacceptable material Class U1A <u>Imported Fill</u>	1,838	m3	45.00	82,710
04	Imported acceptable material Class 5B <u>Soft Spots and Other Voids</u>	40	m3	75.00	3,000
05	Excavation of soft spots and other voids	92	m3	90.00	8,280
06	Filling of soft spots and other voids <u>Disused Sewers, Drains, Cables, Ducts, Pipelines and the Like Occurring at Formation or Sub-formation Level; Disused Basements, Cellars and the Like and Gullies</u>	92	m3	90.00	8,280
07	Removal of disused gully 450mm internal diameter <u>Topsoiling and Storage of Topsoil</u>	25	no	650.00	16,250
08	Topsoiling average 300mm thick <u>Completion of formation and sub-formation</u>	123	m2	6.50	800
09	Completion of formation on material other than Class 1C, 6B or rock in cuttings <u>Restricted / Night Working</u>	2,900	m2	2.00	5,800
10	Allowance for restricted / night working for Slip Road A289	1	item	7,000.00	7,000
<b>Earthworks Subtotal</b>					<b>199,292</b>
<b>02.02 to 02.04 Main Carriageway, Interchanges and Side Roads</b>					
<u>02.02to04.500</u> <b>500 Drainage and Service Ducts</b>					
<u>Drains and Service Ducts</u>					
01	Gully pipes (size 150mm dia) (5m per gully) <u>Connections</u>	125	m	150.00	18,750
02	Connection of 150mm internal diameter pipe to existing drain or existing piped culvert depth to invert not exceeding 2 metres (gully pipes) <u>Chambers and Gullies</u>	25	no	460.00	11,500
03	Precast concrete trapped gully with existing D400 grating and frame <u>Renewal, Raising or Lowering of Covers and Gratings on Existing Chambers and Gullies</u>	25	no	950.00	23,750
04	Allowance for raising or lowering the level of covers and frames on existing chambers <u>Excavation in Hard Material</u>	1	no	450.00	450
05	Extra over excavation for excavation in hard material in drainage <u>Cleaning Existing Drainage Systems</u>	27	m3	65.00	1,755
06	Allowance for cleaning existing piped drainage system <u>Restricted / Night Working</u>	1	item	5,000.00	5,000
07	Allowance for restricted / night working for Slip Road A289	1	item	3,000.00	3,000
<b>Drainage and Service Ducts Subtotal</b>					<b>64,205</b>

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
02.02to04.700	<u>700 Pavements</u>				
	<u>Sub-base</u>				
01	Type 1 unbound mixture sub-base in carriageway, hardshoulder and hardstrip (250mm thick)	699	m3	85.00	59,415
	<u>Pavement – Full Depth</u>				
02	AC 32 HDM 40/60 design base 225mm thick in carriageway, hardshoulder and hardstrip	2,796	m2	60.00	167,760
03	AC 20 HDM 40/60 binder course 60mm thick in carriageway, hardshoulder and hardstrip	2,900	m2	27.50	79,750
04	TSCS 0/10 surface course 40mm thick in carriageway, hardshoulder and hardstrip	2,900	m2	26.00	75,400
	<u>Pavement – Resurfacing</u>				
05	AC 20 HDM 40/60 binder course 60mm thick in carriageway, hardshoulder and hardstrip	20,904	m2	27.50	574,860
06	TSCS 0/10 surface course 40mm thick in carriageway, hardshoulder and hardstrip	20,904	m2	26.00	543,504
	<u>Pavement – Tie In</u>				
07	AC 32 HDM 40/60 design base 225mm thick in carriageway, hardshoulder and hardstrip	1,006	m2	60.00	60,360
	<u>Regulating Course</u>				
08	AC 32 HDM 40/60 design base regulating course (average 25mm thick)	1,306.500	t	182.00	237,783
	<u>Tack Coat</u>				
09	Tack Coat	20,904	m2	1.50	31,356
	<u>Cold Milling (Planing)</u>				
10	Milling pavement 100mm thick (Tie In / Resurfacing)	20,904	m2	17.00	355,368
11	Milling pavement 325mm thick (Tie In)	1,006	m2	55.00	55,330
	<u>Reinstatement of Paved Areas</u>				
12	Reinstate paved areas with full depth pavement construction (excluding surface and binder courses)	94	m2	630.00	59,220
	<u>Restricted / Night Working</u>				
13	Allowance for restricted / night working for Slip Road A289	1	item	110,000.00	110,000
	<b>Pavements Subtotal</b>				<b>2,410,106</b>
02.02to04.1100	<u>1100 Kerbs, Footways and Paved Areas</u>				
	<u>Kerbs, Channels, Edgings, Combined Drainage and Kerb Blocks and Linear Drainage Channel Systems</u>				
	<u>Kerbs</u>				
01	Precast concrete kerb laid straight or curved	1,467	m	35.00	51,345
	<u>Footways and Paved Areas</u>				
02	Concrete verge comprising Type 1 unbound mixture sub-base 225mm thick and C16/20 low strength concrete (wet lean) 100mm thick surface course with brushed concrete finish	46	m2	72.00	3,312
	<u>Restricted / Night Working</u>				

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
03	Allowance for restricted / night working for Slip Road A289	1	item	5,000.00	5,000
	<b>Kerbs, Footways and Paved Areas Subtotal</b>				<b>59,657</b>
<b>02.05 Signs, Motorway Communications and Lighting</b>					
<u>02.05.1200 1200 Traffic Signs and Road Markings</u>					
	<u>Traffic Signs</u>				
01	Allowance for traffic signs (based on area of pavement)	23,804	m2	2.50	59,510
	<u>Road Markings</u>				
02	Allowance for road markings (based on area of pavement)	1	item	25,000.00	25,000
	<u>Road Studs</u>				
03	Allowance for road studs	74	no	25.00	1,850
	<u>Restricted / Night Working</u>				
04	Allowance for restricted / night working for Slip Road A289	1	item	5,000.00	5,000
	<b>Traffic Signs and Road Markings Subtotal</b>				<b>91,360</b>
<u>02.05.1300 1300 Road Lighting Columns</u>					
	<u>Road Lighting Columns and Brackets, Wall Mountings, CCTV Masts and Cantilever Masts</u>				
01	Allowance for new road lighting column of 10 m nominal height with planted base and with single bracket arm with lantern	5	no	3,000.00	15,000
02	Allowance for new road lighting column of 10 m nominal height with planted base and with double bracket arm with lantern	13	no	4,000.00	52,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working for Slip Road A289	1	item	5,000.00	5,000
	<b>Road Lighting Columns, Brackets and CCTV Masts Subtotal</b>				<b>72,000</b>
<u>02.05.1400 1400 Electrical Works for Road Lighting and Traffic Signs</u>					
	<u>Electrical works for Road Lighting</u>				
01	Allowance electrical works for road lighting	18	no	2,500.00	45,000
	<u>Electrical Works for Traffic Signs</u>				
02	Allowance for Electrical Works for Traffic Signs				Included Elsewhere
	<u>Sundry Electrical Works</u>				
03	Allowance for Sundry Electrical Works (E.g electrical cabinets, feeder pillars etc.) (based on area of pavement)	1	Item	60,000.00	60,000
	<u>Restricted / Night Working</u>				
04	Allowance for restricted / night working for Slip Road A289	1	item	7,000.00	7,000

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>02 Roadworks</b>					(Continued)
	<b>Electrical Work for Road Lighting and Traffic Signs Subtotal</b>				112,000
02.05.1500	<u>1 500 Motorway Communications</u>				
	None				
	<b>Motorway Communications Subtotal</b>				-
<b>02.06 Landscape and Ecology</b>					
	<u>Ground Preparation and Cultivation</u>				
01	Vegetation clearance to surface sloping at 10o or less to the horizontal	8,338	m2	0.20	1,668
02	Subsoil treatment to surface sloping at 10o or less to the horizontal	8,338	m2	0.60	5,003
03	Final preparation of soils to surface sloping at 10o or less to the horizontal	8,338	m2	0.50	4,169
04	Final cultivation to surface sloping at 10o or less to the horizontal	8,338	m2	0.60	5,003
	<u>Seeding and Turfing</u>				
05	Grass seeding by conventional sowing to surfaces sloping at 10 degrees or less to the horizontal	8,338	m2	0.80	6,670
	<u>Restricted / Night Working</u>				
06	Allowance for restricted / night working for Slip Road A289	1	item	400.00	400
	<b>Landscape and Ecology Subtotal</b>				22,913
	<b>02 Roadworks Subtotal</b>				3,316,742
<b>03 Structures (Bridges, Viaducts, etc.)</b>					
	None				
	<b>03 Structures (Bridges, Viaducts, etc.) Subtotal</b>				N/A
<b>04 Structures (Retaining Walls, Culverts, Subways, Gantries, Large Headwalls, etc.)</b>					
<b>04.01 Retaining Walls</b>					
01	Allowance for reinforced concrete retaining wall at merge of M2 and Slip road A289	1	item	20,000.00	20,000
02	Allowance for alteration on existing concrete slab at merge of M2 and Slip road A289	1	item	10,000.00	10,000
	<u>Restricted / Night Working</u>				
03	Allowance for restricted / night working for Slip Road A289	1	item	6,000.00	6,000
	<b>Retaining Walls Total</b>				36,000
	<b>04 Structures (Retaining Walls, Culverts, Subways, Gantries, Large Headwalls, etc.) Subtotal</b>				36,000
<b>05 Miscellaneous</b>					
	None				
	<b>05 Miscellaneous Subtotal</b>				N/A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<b>06 Accommodation Works</b>					
	None				
	<b>06 Accommodation Works Subtotal</b>				<b>Excluded</b>
<b>07 Facilitating Works</b>					
	None				
	<b>07 Facilitating Works Subtotal</b>				<b>Excluded</b>
<b>08 Statutory Undertakers Works</b>					
<b>08.01</b>	<b>Statutory Undertakers Works</b>				
01	Allowance for statutory undertakers works (% of Highway Works Total)	25	%	5,259,302.00	1,314,826
	<b>08 Statutory Undertakers Works Subtotal</b>				<b>1,314,826</b>
<b>09 Project / Design Team Fees</b>					
<b>09.01</b>	<b>Client Project &amp; Design Team Fees</b>				
01	Allowance for Client project & design team fees (% of Highway Works Total)	20	%	5,259,302.00	1,051,860
<b>09.02</b>	<b>Client Construction Management &amp; Supervision Costs</b>				
01	Allowance for Client construction management & site supervision costs (% of Highway Works Total)	10	%	5,259,302.00	525,930
	<b>09 Project / Design Team Fees Subtotal</b>				<b>1,577,791</b>
<b>10 Other Development / Project Costs</b>					
<b>10.01</b>	<b>Other Development / Project Costs</b>				
01	Client contract administration costs (% of Highway Works Total)	10	%	5,259,302.00	525,930
02	Land acquisition costs		item		Excluded
	<b>10 Other Development / Project Costs Subtotal</b>				<b>525,930</b>
<b>11 Inflation</b>					
<b>11.01</b>	<b>VAT</b>				
01	Allowance for Inflation		%		Excluded
	<b>11 Inflation Subtotal</b>				<b>Excluded</b>
<b>12 Risk</b>					
<b>12.01</b>	<b>Risk (Design, Construction &amp; Employer Risk)</b>				
01	Allowance for Risk	40	%	8,677,848.50	3,471,139
<b>12.02</b>	<b>Optimism Bias</b>				
01	Optimism Bias for Roadworks plus % add-on items		%		Excluded
02	Optimism Bias for Structures plus % add-on items		%		Excluded
	<b>12 Risk Subtotal</b>				<b>3,471,139</b>
<b>13 VAT</b>					
<b>13.01</b>	<b>VAT</b>				
01	Allowance for VAT		%		Excluded
	<b>13 VAT Subtotal</b>				<b>Excluded</b>
<b>Medway One M2J1 - Option 2 Total</b>					<b>12,148,988</b>