

Scheme Cost Estimate Excluding the Costs Associated with the Acquisition of MAG/MCC/CEC or SMBC Land for Scheme Budget Purposes for the A6 to Ringway Road Section

Date:

DESCRIPTION	Estimate Total (Q2 2010) - DF5 Estimate A6 to Ringway Road Sep 2012 Cost	Variance May to September 2012	Notes
CONSTRUCTION COST	£107,439,602	£11,030,954	Cost split taken from Corderoy cost stack report: SEMMMS Estimate Split Summary DF5 05.09.12
Env Mitigation (excluding planting)	£872,000	£72,000	Includes 9% Contractor's fee.
Complementary and Mitigation Measures	£4,360,000	-£6,640,000	Sum as per the assessments made by Atkins and report in the CMM Report. Includes 9% Contractor's fee.
Network Rail Costs (12% of B02/08/13/14/15/R016)	£1,913,876	£0	
SU Diversions	£8,099,384	£0	Taken from latest C3/C4 estimates
Sum of Measured Works	£122,684,862	£4,462,954	
Employers costs after Award	£3,623,130	£730,870	3% of the Sum of Measured Works
Land Acquisition Costs (Excluding MCC / MAG / SMBC / CEC Land)	£14,556,331	£2,999,174	Taken from LSH Compensation Advice Report - September 2012
Value of MCC / SMBC / MAG / CEC Owned Land	£3,010,704	£0	Taken from February Land Cost Review. File Name: Land Parcel Cost DF5 Review 130212 ; Location: S:\Projects\SEMMMS Major Information\12.0 Cost Estimates\12.3 Scheme Budget Estimate\Land Cost Estimate\February 2012 Land DF5 Land
Lands Costs Over and Above Acquisition Costs for Private Land Owners Inc. Fees and Compensation	£2,452,642	£11,576,585	
Part 1 Claims including Fees	£15,157,328	£0	Taken from the most likely cost for Part 1 claims as report by LSH in September 2012.
Construction Risk P50	£19,484,994	£6,750,057	16% of the Sum of the Measured Works
Land Risk P50	£9,610,225	£0	Taken from Corderoy's P50 Risk Review. File name: P50 Pre-Mit Lands Risk Assessment Rev 5 BCR 10 Feb 2012
Poynton Relief Road Allowance	£364,752	£364,752	
Sum of Other Costs	£68,260,105	£22,421,438	
SCHEME TOTAL	£190,944,967	£26,884,391	
SCHEME TOTAL (excl MCC / SMBC / MAG / CEC Owned Land)	£187,934,263	£26,884,391	

A6 to Manchester Airport Relief Road - A6 to Ringway Road - Corderoy Estimate (0% Optimism Bias - Q2 2010 Prices) for BCR Calculation Purposes

ITEM	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	TOTAL
Preparation Costs	£1,346,361	£1,507,445	£1,990,567	£1,429,592.57	£532,181.43	£0.00	£0.00	£0.00	£0.00	£6,806,147
Land Acquisition Cost	£0	£0	£1,471,119.26	£1,962,781.76	£8,341,822.49	£834,182.25	£834,182.25	£556,121.50	£556,121.50	£14,556,331
Land Costs Over and Above Acquisition	£0	£0	£247,874	£330,715	£1,405,540	£140,554	£140,554	£93,703	£93,703	£2,452,642
Part 1 Claims including fees	£0	£0	£0	£0	£0	£0	£0	£15,157,328	£0	£15,157,328
Land Risk	£0	£0	£513,578	£685,221	£2,912,189	£291,219	£291,219	£4,722,653	£194,145.93	£9,610,225
Construction	£0	£0	£0	£6,134,243	£28,217,518	£53,981,339	£34,351,761	£0	£0	£122,684,862
Construction and Preparation Cost Risk	£0	£0	£0	£974,250	£4,481,549	£8,573,397	£5,455,798	£0	£0	£19,484,994
Site Supervision / Employers Agent Fees	£0	£0	£0	£181,156.48	£833,319.80	£1,594,177.01	£1,014,476.28	£0.00	£0	£3,623,130
Poynton Relief Road Allowance	£0	£0	£0	£0	£185,701.02	£179,051.03	£0	£0	£0	£364,752
TOTAL (Excl. Prep Costs)	£0	£0	£2,232,571	£10,268,367	£46,191,938	£65,414,869	£42,087,991	£20,529,806	£843,970	£187,934,263
TOTAL (Inc. Prep Costs)	£1,346,361	£1,507,445	£4,223,137	£11,697,960	£46,724,119	£65,414,869	£42,087,991	£20,529,806	£843,970	£194,740,410

A6 to Manchester Airport Relief Road - A6 to Ringway Road Junction with Inflation Applied and 27% Optimism Bias OUT TURN FIGURES

ITEM	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	TOTAL	With 27% OB Where Applicable	Notes
Preparation Costs	£1,346,361	£1,600,907	£2,164,144	£1,600,000	£616,000	£0	£0	£0	£0	7,327,412	7,327,412	Outturn cost reported, no OB applied
Land Acquisition Cost	£0	£0	£1,475,533	£2,039,330	£8,984,143	£898,414	£898,414	£598,943	£598,943	15,493,720	19,677,024	Land Costs will be frozen at time of notice to treat and enter - hence inflation applied up to 2014 for years post this date. OB Applied.
Land Costs Over and Above Acquisition	£0	£0	£248,617	£343,613	£1,513,767	£156,999	£162,762	£112,443	£116,566	2,654,766	3,371,553	Inflation and OB applied
Part 1 Claims including fees	£0	£0	£0	£0	£0	£0	£0	£18,188,794	£0	18,188,794	23,099,768	Part 1 claims frozen at 1 year after scheme opening. Inflation and OB applied.
Land Risk	£0	£0	£515,119	£711,945	£3,136,427	£325,292	£337,231	£5,667,184	£241,518	10,934,715	13,887,089	Inflation and OB applied
Construction	£0	£0	£0	£6,865,445	£32,661,777	£64,880,171	£42,836,646	£0	£0	147,244,040	186,999,931	Inflation and OB applied
Construction Risk	£0	£0	£0	£1,090,380	£5,187,393	£10,304,366	£6,803,381	£0	£0	23,385,520	29,699,610	Inflation and OB applied
Site Supervision / Employers Agent Fees	£0	£0	£0	£202,750	£964,568	£1,916,041	£1,265,052	£0	£0	4,348,411	5,522,482	Inflation and OB applied
Poynton Relief Road Allowance	£0	£0	£0	£0	£200,000	£200,000	£0	£0	£0.00	£400,000	£400,000	Outturn cost reported, no OB applied
TOTAL (Excl. Prep Costs)	£0	£0	£2,239,269	£11,253,463	£52,648,074	£78,681,284	£52,303,486	£24,567,364	£957,027	222,649,966	282,657,457	
TOTAL (Inc. Prep Costs)	£1,346,361	£1,600,907	£4,403,413	£12,853,463	£53,264,074	£78,681,284	£52,303,486	£24,567,364	£957,027	229,977,378	289,984,869	

Costs with Optimism Bias In Year

TOTAL with 27% OB applied to costs excl. Preparation Costs	£1,346,361	£1,600,907	£5,008,015	£15,891,899	£67,425,054	£99,871,230	£66,425,427	£31,200,552	£1,215,424	289,984,869
Cumulative Totals	£1,346,361	£2,947,268	£7,955,283	£23,847,182	£91,272,236	£191,143,466	£257,568,894	£288,769,445	£289,984,869	