

Item	Abnormal development requirements	Preliminary Budget Abnormal Costs	Comments
1	Clay cap	£2,400,000 - £2,600,000	(1) Assuming approximately 36000m <sup>3</sup> of engineering clay imported; (2) Includes for mobilisation, supervision, welfare, site maintenance and security, landscaping works after placement of cap (3) Maximum cost includes for off site disposal of excavated material
		£19,000	(1) For Construction Quality Assurance, (2) Assumes 16 week programme; 2 visits per week during a 10 week period; chemical testing and geotechnical testing
2	Land drainage (if final use is informal / formal public open space)	180,000 - £190,000	(1) Drain pipes with allowance for bends, junctions, saddles, tapers; and excavating trenches by machine (2) Surplus spoil removed off site to nearest tip
3	Pavilion Foundations	1 Storey: £6,600 - £8,400	(1) Assumed an area of 600m <sup>2</sup> (2) Based on unit rates provided in Spon's Civil Engineering and Highway Works Price Book 20102 (3) <b>Based on the difference between standard shallow strip foundations and raft foundations</b>
		2 Storeys: £30,000 - £33,600	
		Extra Storey: £42,000 - £66,000	
		1 Storey: £88,400 - £115,400	(1) Assumed an area of 600m <sup>2</sup> (2) Based on unit rates provided in Spon's Civil Engineering and Highway Works Price Book 2012 (3) <b>Based on the difference between standard shallow strip foundations and pile foundation foundations</b> (4) Includes for provision of a foundation risk assessment for submission to the Environment Agency (5) Excludes for disposal of excess arisings
2 Storeys: £83,600 - £95,000			
4	Gas / Damp Proof Membrane	£1,000 - £2,000	(1) Assumes a floor slab area of 600m <sup>2</sup> (2) Lower range assumes Monarperm 500 membrane, upper range assumes a 2000 gas membrane (3) Based on unit rates provided by Visqueen, Monarperm and in Spon's Civil Engineering and Highway Works Price Book 2012 (4) Excludes ancillary items such as jointing tape. (5) Choice between gas and damp proof membranes depend on the foundation and floor slab solutions (6) excludes installation, inspection and integrity testing.
5	Sub-floor ventilation	£10,000 - £11,000	Based on cost estimate obtained from Cordek for 200mm thick void former, including air bricks and periscopic vents.
6	Pitch construction	Grass Pitch: £210,000 - £240,000	(1) Assumes an area of 8000m <sup>2</sup> (2) Based on cost provided by Kestrel; a mix of Kestrel Options 2 and 3 to provide likely preferred option (i.e. compacted granular subbase with a geotextile and geogrid layer beneath (3) Includes vegetation clearance, drainage and 12 months maintenance (4) Upper range includes the provisional items recommended by Kestrel
		3G Artificial Pitch: £390,000 - £410,000	(1) Assumes an area of 9000m <sup>2</sup> (2) Based on cost provided by Kestrel (3) Includes vegetation clearance and drainage (4) Upper range includes the provisional items recommended by Kestrel
7	Underground services	Unable to provide a cost at this stage as layout and length of services not determined	
8	Assessment of settlement of raft foundation	£2,000 - £3,000	Final cost will depend on the results of the supplementary site investigation.