

Bicester Market Square - Granite paving option

Client	Cherwell District Council	
Project	Bicester Market Square	
Title	Granite paving option	
Project Number	70121516	
Date	28 May 2025	
Revision	1	
Prepared By	Tom Gray	Staff Grade P01
Checked By	David Grey	Staff Grade P04
Approved By	John Caygill	Staff Grade P05



Index

Item Description
1.1 Estimate History
2.1 Document Register
3.1 Notes
4.1 Cost Summary
5.1 Cost Estimate

1.1 Estimate History

Notes / Variations	Date Issued
1.1 Initial cost estimate	28 May 2025

2.1 Document Register

Document Title	Document Reference	Revision	Format	Date
Bicester Market Square Improvements - Preferred Design	70121516-WSP-BMS-SK- Bicester Market Square Preferred Design	1	PDF	

3.1 Notes

Pricing Notes

Estimates have been based upon drawing numbers as scheduled on the attached and viewing on Google maps

Exclusions

Legal issues

VAT

Land take / CPO

Planning and approval changes

Taxes and levies

Licenses and all associated costs and fees

Changes in legislation and any form of applicable standards

Costs associated with invasive and/or protected species

Speed cameras, as design progresses will be included

Public artwork

Inflation

Assumptions

All assumptions are included within the estimate

4.1 Cost Summary

Item Description	
Direct Construction Costs	
Base Construction Cost	£1,652,627
Indirect Construction Costs	
Contingency	£165,263
Main Contractor Preliminaries, and Traffic Management	£636,261
Overheads	£228,889
Contractor Fees	£125,889
Fees	£750,000
Utilities	£250,000
Land	£0
Total excl. Risk and Inflation	£3,808,929
Risk	£981,660
Inflation	£239,050
Total	£1,220,711
Total cost	£5,029,640



Item Description	Notes / Assumptions	Quantity	Unit	Rate	Total
Series 200: Site Clearance					
General site clearance		0.65	ha	£8,868.52	£5,765
Kerb removal		350	m	£20.00	£7,000
Bollard to be taken up and tipped off site		1	no	£51.24	£51
Lighting column to be taken down and tipped off site		1	no	£243.18	£243
Existing planters to be taken up and tipped off site		4	no	£32.50	£130
Existing post planters to be taken up and tipped off site		6	no	£57.71	£346
Existing bin to be taken up and tipped off site		5	no	£29.17	£146
Existing traffic signs to be taken up and tipped off site		10	no	£57.71	£577
Existing parking meter to be taken up and tipped off site		1	no	£108.84	£109
Allowance for site clearance items not identified at this stage		1	item	£30,000.00	£30,000
Series 500: Drainage					
Allowance for drainage		1	item	£50,000.00	£50,000
Series 600: Earthworks					
Excavation					
Excavation of material	Paved section	1,524	m3	£16.13	£24,587
Excavation of material	Carriageway section	488	m3	£16.13	£7,873
Excavation of material	Landscaping requirements	185	m3	£16.13	£2,985
Hard material					
Extra over for hard material	Paved section	381	m3	£23.66	£9,014
Extra over for hard material	Carriageway section	122	m3	£23.66	£2,887
Extra over for hard material	Landscaping requirements	47	m3	£23.66	£1,112
Disposal					
Disposal		2,197	m3	£10.00	£21,970
Transport to tip	Assume 10km to nearest tip	21,970	m3/km	£4.12	£90,538
Series 700: Pavements					
Binder course					
60mm binder course	Full carriageway reinstatement	500	m2	£28.88	£14,438
60mm binder course	Coloured surfacing reinstatement	475	m2	£28.88	£13,716
Surface course					
40mm surface course	Full carriageway reinstatement	500	m2	£30.43	£15,217
Coloured surface course	Coloured surfacing reinstatement	475	m2	£60.00	£28,500
Accent paving	Edge of carriageway for narrowing	100	m2	£125.00	£12,500
Sub-base					
250mm subbase	Full carriageway reinstatement	500	m2	£21.66	£10,829
250mm subbase	Coloured surfacing reinstatement	475	m2	£21.66	£10,288
Base Course					
150mm base course	Full carriageway reinstatement	500	m2	£73.91	£36,953
150mm base course	Coloured surfacing reinstatement	475	m2	£73.91	£35,105
Tack coat					
Tack coat		2,925	m2	£1.65	£4,815
Series 1100: Kerbs, footways and paved areas					
Kerbing					
Kerb - Granite kerbing		287	m	£246.12	£70,636
Kerb - Granite BN kerb		42	m	£216.69	£9,101
Yorkstone Paving Option 1					
Granite paving flags varying lengths		3,048	m2	£190.00	£579,120
Granite paving setts accent strips to footways		318	m2	£150.00	£47,700
Granite cobblestones for car parking area		97	m2	£120.00	£11,640
Granite pavers for vehicle crossovers		53	m2	£190.00	£10,070
Sub-base					
Sub-base for pavings		1,410	m3	£40.90	£57,669
Series 1200: Traffic signs and road markings					
Road markings					
Allowance for road marking		1	item	£4,000.00	£4,000
Road signs					
Allowance for signage		1	item	£20,000.00	£20,000
Traffic signal installations					
Allowance for potential signalised crossing		1	item	£50,000.00	£50,000
Street furniture					
Street furniture		1	item	£150,000.00	£150,000
Series 3000: Landscape and ecology					
Landscaping					
Raingarden/SUDS planting		1	item	£40,000.00	£40,000
Planting areas		1	item	£15,000.00	£15,000
Proposed trees		1	item	£50,000.00	£50,000



Item Description	Notes / Assumptions	Quantity	Unit	Rate	Total
Lighting					
Allowance for lighting requirements across site - Up-lighting, catenary, mood lighting etc		1	item	£100,000.00	£100,000
				Direct Costs	£1,652,627
			Contingency	10%	£165,263
			sub-total		£1,817,890
	Main Contractor Preliminaries, and Traffic Management			35%	£636,261
			sub-total		£2,454,151
			Overheads	10%	£228,889
			sub-total		£2,683,040
			Contractor Fees	5%	£125,889
			sub-total		£2,808,929
			Fees		£750,000
			sub-total		£3,558,929
			Utilites		£250,000
			sub-total		£3,808,929
			Land		£0
			sub-total		£3,808,929
			Risk	40%	£981,660
			sub-total		£4,790,589
			Inflation	4.99%	£239,050
			sub-total		£5,029,640
Total Indicative Estimate				Total	£5,029,640