

Draft Estimated costs submitted by Link Group for Ravenscraig, Greenock in July 2017

WORKS COSTS	TOTAL
SUBSTRUCTURE	
Basic Underbuilding & Grd Floor	£1,755,402.27
Self Financing Sustainability	£0.00
Lift	£0.00
Specialist Equipment	£0.00
Ground Conditions	£431,818.18
Planning Etc Conditions	£0.00
Existing Services	£0.00
Sustainability	£0.00
Other	£0.00
	£2,187,220.45
SUPERSTRUCTURE	
-Basic	£11,542,204.55
Self Financing Sustainability	£409,090.91
Lift	£0.00
Specialist Equipment	£0.00
Secured by Design	£85,227.27
Planning Etc Conditions	£0.00
Sustainability	£0.00
Other	£0.00
	£12,036,522.73
EXTERNAL WORKS	
Basic	£2,262,461.36
Self Financing Sustainability	£0.00
Play/Recreation Areas	£34,090.91
Specialist Equipment	£0.00
Secured by Design	£68,181.82
Demolition/Site Clearance	£1,363,636.36
Ground Conditions	£0.00
Planning Etc Conditions	£1,138,636.36
Existing Services	£0.00
Utilities Charges	£0.00
Boundary Retaining Walls	£0.00
Off Site/Future Development	£0.00
Sustainability	£0.00
Other	£0.00
	£4,867,006.82
ROADS, PARKING & FOOTPATHS	
Basic Roads, Parking & Footpaths	£1,565,050.00
Self Financing Sustainability	£0.00
Specialist Equipment	£0.00
Secured by Design	£0.00
Ground Conditions	£0.00
Planning Etc Conditions	£1,625,000.00
Existing Services	£0.00
Off Site/Future Development	£500,000.00
Sustainability	£0.00

Other	£0.00
	£3,690,050.00
TOTAL	£22,780,800.00

Included in the costs detailed above are the following ad hoc costs specific to this project

ADHOC COSTS	TOTAL
SUBSTRUCTURE	
Trench fill/vibro foundations	£263,000.00
Breaking out rock	£100,000.00
Gas membranes	£17,000.00
	£380,000.00
EXTERNAL WORKS	
Demolition/Site Clearance	£1,200,000.00
Excavation and disposal of uncontrolled waste site	£20,000.00
Decontamination and removal of fuel tanks	£20,000.00
Eradication of knotweed and ongoing treatment	£200,000.00
Capping site - 600 deep	£347,000.00
Surface water attenuation systems	£315,000.00
Provision of new substation	£100,000.00
	£2,202,000.00
ROADS, PARKING & FOOTPATHS	
Upgrade existing roads on site to adoptable standard	£1,430,000.00
Traffic light signals to site entrances	£200,000.00
Upgrade access road to adoptable standard	£40,000.00
Strengthen/upgrade access bridge	£200,000.00
	£1,870,000.00
TOTAL	£4,452,000.00