



ADM Regeneration Ltd
Theatre Buildings
Carrington Business Park
Manchester Road
Carrington
M31 4DD
Tel: 01925 756033
www.admregen.co.uk
info@admregen.co.uk

Our Ref: 10534/PCh/GT/001

30st Jan 2018

Guy Titchmarsh
Titchmarsh & Bragley
Prospect House,
Sovereign Street,
Leeds,
LS1 4BJ

Dear Guy,

RE: PROPOSED DEVELOPMENT AT CHURCH GRESLEY

Thank you for asking ADM Regeneration to provide an estimate for the enabling works and associated site tasks at the above mentioned site. Further to our site visit regarding the works, I have pleasure in enclosing our proposal, please may I draw your attention to the detail contained below.

Our estimated cost for undertaking these works is **£3,067,190.66**; within a programme period of circa 35-38 weeks. Predicted to be carried out in 2 phases in the summer months over two consecutive years. Due to the large amount of cohesive fill this project is not economical to be carried out during the wet winter period.

Please see the attached details with a proposed verification plan which outline the basis of our quotation.

Our quotation is based on construction of a 3m engineered soil platform, with 1 layer of secugrid placed at the interface of the made ground and engineered platform. This is to be placed below buildings and road ways to allow for a raft foundation solutions, no allowance has been made for POS areas.

Any service runs that are deeper than 2.5m will require thickening to the engineered soil platform; to allow at least 0.5m depth below invert level. We have not allowed for any thickening in this proposal.

We trust the above to be satisfactory, however we would be pleased to come and discuss the site in more detail with you as you progress your development further, but should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

Paul Challinor
Tender Manager
For and behalf of
ADM Regeneration Ltd.



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VAT No. 126804617



TENDER DOCUMENTS & DRAWINGS

Our proposal is based on review of the following documents, information & drawings:

- Greenhatch Survey 16868 April 2014
- Node dwg 141208-STMOD-CG-ILL-MP-KEY
- E3P 10-770-R1 Geo-Environmental Desk Based Assessment June 2016
- GIP Factual Report JCB/20359 Nov 2012
- E3P 10-770-R2-REV1-Phase-II-Residential-Site-Investigation-Church-Gresley-July-17-Zone-Load-Data

ADM have produced the following drawing/s to be included in as part of our works:

- 10534-T101 Tender Site Areas

DETAIL

Our proposal is based on the following items and assumptions:

ITEM	NOTES
Site clearance	We have made an allowance for clearance of general waste & vegetation TBC on full tender. We have assumed all any fly tipped materials have been removed from site before our works commence. Topsoil will be stockpiled for testing and left on site for the clients use.
Pre-Condition Survey	A pre remediation de lap survey (photographic) of the surrounding areas within close proximity to the site will be carried out by ourselves prior to starting any works on site.
Planning Conditions	We assume all conditions, licences, permissions and consents have been obtained (or discharged) and terms and conditions agreed with all statutory authorities.
CDM	All pre construction information is required prior to site start to enable us to build a construction phase plan for these works. ADM have not included for the role of principal designer for these works as per current health and safety legislation requirements.
Access	We have assumed access will be through the former entrance to the site.
Working hours	We have allowed for working hours as follows: Mon – Fri. 7.30am – 6pm Sat 8am – 2pm Sun & Bank Holidays – TBC
Materials Management Plan	We have provided an estimated cost for producing a MMP in accordance with the CL:AIRE CoP.
Consultancy Support – Geo-Environmental	ADM have not allowed for 3rd party consultancy support during works. We have priced for testing of site won subsoil at the rate of 1:250m3 and CBR testing of completed road formation. We have included for up filling testing of layers. Testing for crush material is 1 per 1000m3. We have not allowed for post remediation works zone loading testing (this could require 16 weeks, TBC by NHBC and engineering consultant)
Services	All works are priced assuming all services are disconnected off site beyond the site boundary and detailed Disconnection Certificates are supplied for all services. Where Disconnection Certification states services have been disconnected off site but where parts of these services are encountered entering the site, ADM cannot be responsible for their removal and they will treated as live. We require the Client to issue all Service Disconnection Certificates before ADM commence the works. In the absence of this information, CDM duties cannot be upheld which ADM will not be held liable or accountable for. ADM do to not accept liability for damage to services not shown on site plans. Should the client wish, ADM will be more than happy to assist with

ITEM	NOTES
	coordination of services disconnections and any costs will be passed on at a cost plus mark-up basis.
Prelims	<p>ADM have allowed for site management, site engineer, welfare and security for ADM works only.</p> <p>ADM have not allowed for any client's sub-contractors sharing welfare.</p> <p>ADM insurance covers plant & materials relating to ADM works only. Client's sub-contractors are not covered. ADM reserve the right to levy an additional charge for taking PC role over client subcontractors. The cost must be agreed before any works commence</p> <p>Prior to handover of site the client is to make prior arrangements to provide their own welfare facilities.</p>
Site Turnover and Obstructions	<p>As part of our works we will strip topsoil containing materials and stockpile for clients use. Upon stripping, should the topsoil be suspected of being suitable for re-use then ADM will separate these materials for testing by the client's consultant.</p> <p>Soils will be turned over down to 3m and the underlying soils mapped. The resulting soils will then be replaced in a 3m engineered soil platform. Should services exist deeper than 2.5m, the engineered platform would require extending 0.5m below invert level. This has not been priced for in this proposal, TBC on instruction from client when drainage design has been completed.</p>
Earthworks	<p>To be read in conjunction with ADM drawing 10534-T101</p> <p>Cut fill analysis is not possible at this time due to no design levels being provided, therefore an earthworks balance has been assumed.</p> <p>Drawings are critical to the volumetrics and must be supplied in order to undertake the analysis, failure to do so may result in variation to volumes/costs and programme.</p> <p>This figure is based on the following assumptions:</p> <ul style="list-style-type: none"> • Reduced levels: <ul style="list-style-type: none"> ○ Not applicable at this time • No allowance made for constructing retaining walls or their temporary works. • No Allowance made for Section 278 works at entrance. • No allowance made for material bulking or shrinkage. • No allowance made for sub floor voids or basements. • No allowance made for disposal of contamination or invasive weeds. • We do not believe there is scope for a civils void at this stage. • No disposal required for topsoil strip. <p>Any change in levels, which need to be formally instructed by the client by the issue of a revised drawing or a confirmed verbal instruction will constitute a variation to the contract and ADM reserve the right to recalculate the original volumetrics and remeasure/adjust the original contract sum.</p> <p>ADM accept no liability for design changes based on the indicative volumetric analysis noted above.</p> <p>We have priced to place Terram and place 6F2 on plots and roads as the finished layer</p> <p>ADM estimate sub soil requirements for the rear gardens at 8,650m³ and 4,300m³ for POS. Confirmation of sub soil requirements are requested before works commence so that ADM can provide advice regarding the earthworks cut and fill.</p>

ITEM	NOTES
	<p>Cart away is not allowed within our price. Any cart away required must be formally instructed and will be at additional cost.</p> <p>ADM have not allowed for handling civil arisings or waste materials from other sub-contractors during the remediation phase of works. Any associated works that ADM agree to carry out on behalf of the client need to be formally instructed and will be at additional cost.</p> <p>Any additional works that are carried out with reference to the notes contained with the Earthworks section must be formally agreed and instructed before commencement and will constitute a variation to the contract.</p> <p>ADM reserve the right to remeasure /adjust the contract sum using rates noted below in table on page 7.</p> <p>Topsoil will be stockpiled for testing and use by the client.</p>
Geotechnical	<p>An allowance has been made for the testing to the engineered soil platform, TBC on issue of Remediation Strategy and Engineering specification.</p> <p>ADM will not be liable for corrective action caused by client's sub-contractors.</p> <p>It is the client's responsibility to control the effect of weathering on remediated areas caused by surface water & ground water after areas are handed over.</p>
Fencing and Boundary Works	<p>We assume the site boundary will be secured by the client before ADMs works commence.</p> <p>We have allowed for fencing deep excavations during our works, our compound and any pedestrian routes within our traffic management plan.</p> <p>Existing fencing will not be removed within 1m of any live services. ADM has priced the works to extend to within 0.5m of the site boundary. Works will then be battered down to 1:1 grading from 0.5m exclusion zone of this area.</p>
Foundations	<p>As part of our works we will map depth of excavation for engineered soil platform. Soils will be backfilled in a controlled manner to achieve a raft foundation solution.</p>
Contamination	<p>ADM have assumed that any unknown hotspot contamination will be retained beneath cover system.</p> <p>No allowance has been included for contamination and this will need to be confirmed through further SI works.</p>
Ecology	<p>ADM have not allowed for specific works/delays associated with bats, birds, badgers, newts, any other protected wildlife or other related and associated ecological matters that have been previously noted. Any associated works or delays that become apparent will need to be agreed and instructed before commencement or continuation of works dependent of the status of programme/works.</p>
Invasive Plants	<p>We have not made any allowance for the removal or treatment of any invasive weeds</p>
TPO's	<p>No allowance has been made for removal of trees or tree root protection, we have assumed this will be carried out by the client.</p>
Mining	<p>A budget allowance has been made for probe works and grouting and capping of 2 shafts identified in E3P report ref: 10-770-R2-REV1, Phase-II Residential Site Investigation, Church Gresley, July 2017</p>
Retaining walls	<p>ADM have not allowed for construction of gabion, Cribblock, Tensar walls or retaining structures.</p> <p>ADM have not allowed for temporary/enabling works associated with the works.</p>
Discharge Consents	<p>Not included.</p>
Dust Suppression	<p>We have included for damping down of the works together with periodic boundary dust monitoring.</p>

ITEM	NOTES
Slope stability	No allowance made for temporary works associated with slope stability issues.
Site Instructions	ADM require a list of named personnel or duly appointed representatives that have client authority to confirm and initiate instructions and variations works prior to project commencement. Verbal instructions must be confirmed to ADM in writing by the client. No variation or day works will be carried out without a written instruction from the Clients appointed representatives. ADM will not be held liable for failure of the client representatives to provide written instruction and have the entitlement to levy any additional costs incurred as a result of such failure. Variations shall be valued in accordance with the rates and prices in the table below or, where there are no applicable rates and prices, on a fair and reasonable basis. ADM may claim direct loss and/or expense incurred by them due to the regular progress of the Contract Works being affected by compliance with any Variation.
Program and Phasing	Based on the program of 35-38 weeks; split into 2 phases during spring/summer months.
Handover documentation	ADM have allowed for producing as-built drawings and natural strata survey(s) following completion of ADM works.

BILL OF QUANTITIES

Item	Cost (£)
Budget tree clearance, TBC when TPOs issued	TBC
Tree Protection Fencing - Location and amount TBC	TBC
Wildlife management/protection	By Others
Mine workings, probing and drilling works - Budget Item	£230,000.00
Mine workings 2no. Shafts to be grouted and capped if found - Budget Item	£80,000.00
Dust suppression or water transfer	£24,000.00
Surface water mitigation and treatment	£24,000.00
Strip and stockpile topsoil	£164,824.55
Break out and crush slabs and foundations	£9,000.00
Lifting of the site for 3m engineered soil platform	£451,296.10
Placement and compaction of 3m engineered soil platform	£842,419.39
Installation per layer of Secugrid 30/30 to engineered platform	£205,242.12
Installation of Terram to plots, roads, and parking (optional cost)	£73,900.00
Win subsoil	£26,000.00
Importation and placement of 6F2	£516,000.00
Trim site to level	£47,093.74
Lime treatment contingency	£40,000.00
Production of MMP, U1 and T5 exemptions	£8,000.00
Chemical and geotechnical testing- Budget TBC on issue of Rem Strat & engineering spec.	£178,014.75
Skips and green waste	£5,400.00
Asbestos in air monitoring	£2,000.00
Prelims	£140,000.00
Sub Total	£3,067,190.66

TERMS

Terms and conditions:

- This is an estimation of works required to develop the land containing the former Trelleborg site. ADM Regeneration will not be held to any budgetary costs until a full review of all design and survey documentation has taken place.
- Lump sum price based on completion of works in one visit. Any remobilisation will result in a renegotiation of our rates and a remobilisation charge of £5,000.
- Our price is based on the tender documentation issued as stated above. If the tender documentation is erroneous then we will seek a variation to be agreed prior to works.
- With any standing time caused due to design changes i.e., redesigning, alteration of works or specification changes, ADM will seek a charges as detailed below.
- We reserve the right to amend our price, before signing of the contract, should any of the above items change.
- ADM will not become subject to any Liquidated damages on this project. We will not accept terms based on these.

- Any unidentified asbestos will be brought to your attention immediately. We have not allowed for an all risk cost basis.

VARIATIONS AND ADDITIONAL WORKS

The following variation rates will apply unless agreed in writing prior to works being undertaken:

ITEM	NOTES
Machines	21 tonne Excavator (including operator and fuel) £54/hr. 25 tonne Excavator (including operator and fuel) £54/hr. 30 tonne Excavator (including operator and fuel) £54/hr. 35 tonne Excavator (including operator and fuel) £84/hr 14t dumper (including operator and fuel) £50/hr 20 tonne Dumper (including operator and fuel) £60/hr. 25t dumper (including operator and fuel) £65/hr 13t roller (including operator and fuel) £30/hr Tractor and bowser £35/hr Dozer including operator and fuel) £80/hr. Road Sweeper £32/hr. Crusher £90/hr. *NB – Standing time is charged and calculated at 80% of normal hourly rate.
Earthworks	Relocating stockpiled materials £3.50/m ³ within a 50m travel distance. Any further distance will be at separate rates to be agreed before commencement. Import and place 6F2 (recycled aggregate) £25/m ³ . Import and place subsoil - £10/m ³ Place soils imported by client - £3.50/m ³ Excludes licencing, testing and road sweeper
Standing Charges	Full site per week – TBC as site specific
Welfare and Management	1-5 additional operatives £500/wk. 5-10 additional operatives £1000/wk. 10-20 additional operatives £1500/wk. Site Management, Engineering, Welfare and Security for Additional Works £4000/Wk. Security Guards – £10.50 per hour
Principal Contractor	Where ADM are required to remain as Principal Contractor for works beyond programme that are down to delays (not additional works) by Client or other third party – Prelim rates at £4000 per week.
Site Engineer	Half day £350 Full day £500
Materials	Heras fencing £30.00/ panel to supply/install Supply and place CMS 90 teram £0.75/m ²
Monitoring and Analysis	Chemical Analysis £ Varies depending on required analysis. Geotechnical Analysis £ Varies depending on required analysis. CBR testing half day £450. CBR testing full day £860. On site “real time” dust monitoring (some LA’s request this) £100/day. On site “real time” odour monitoring (some LA’s request this) £20/day. On site “real time” noise monitoring (some LA’s request this) £20/day. On site “real time” vibration monitoring £200/day. Half day Third Party Asbestos Air Monitoring £250. Full day Third Party Asbestos Air Monitoring £500.
Demobilisation/Remobilisation	Site Specific TBC.

PROPOSED VERIFICATION PLAN

The purpose of this Verification Plan is to record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works.

During the excavation and movement of materials on this project the following information is to be obtained/collated for subsequent inclusion in the Verification Report:

- Site surveys of topsoil strip, excavation and filling operations (on site of origin)
- Asbestos in air monitoring results (provided by specialist only if undertaken) – None budgeted at present due, may be required for unknown hotspots.
- Material treatment records (crushing/screening of artificially hard materials)
- Locations of any sampling and on site testing
- Geotechnical and chemical test results
- Haulage tickets relating to any movements of materials from donor site(s) to site of origin
- Consignment notes relating to movements of wastes to any offsite facilities/disposal sites
- Volumes of materials moved and amendments to original MMP
- Contingency measures

To demonstrate the excavated Made Ground materials are chemically/environmentally suitable for reuse on the site during the excavation works, samples of any Made Ground suspected to be contaminated from visual or olfactory evidence will be taken and tested for Soil Organic Matter (SOM), Speciated PAH and TPHCWG banded Aliphatic/Aromatic split and validated against the values stated in Remediation and enabling works strategy and MMP (both still to be completed). To confirm that the Made Ground re-used within the 3m thick re-engineered development platform is chemically similar as that previously reported, it shall be tested for the aforementioned determinands at a frequency of 1 per 1,000m³.

Representative samples of subsoil from donor site(s), for use in the clean cover layer, will be taken at a frequency of 1 per 250m³ and tested for the suite of chemical determinands. Site sourced and imported topsoil from donor site(s) for use in the clean cover layer will be sampled at a frequency of 1 per 50m³/100m³ (depending on provenance) and tested for the suite of chemical determinands.

To determine the geotechnical classifications of the granular Made Ground material to be placed and compacted in layers, representative samples will be taken (following removal of any inclusions of oversize material, metal, timber, plastic, etc.) at a frequency of 1 per 2,000m³ and submitted for particle size distributions (PSDs) and natural moisture content determinations.

To determine the geotechnical classifications of the cohesive Made Ground material to be placed and compacted in layers, representative samples will be taken (following removal of any inclusions of oversize material, metal, timber, plastic, etc.) at a frequency of 1 per 2,000m³ and submitted for liquid plastic limits, plasticity index and natural moisture content determinations. Organic matter determinations shall be prescribed at the discretion of the supervising consultant, dependent on visual observations.

Representative samples of both the granular and cohesive Made Ground (and following removal of oversize hard materials, plastic, wood, metal, etc.) shall be taken at a frequency of 1 per 10,000m³ (minimum 20nr) and submitted for Proctor Compaction tests using a 4½ Kg rammer to determine the optimum moisture content and maximum dry density for the material type. To monitor and validate the degree of compaction and dry density being achieved in the field, a combination of Sand Replacement Density tests (SRDs) and the use of a Nuclear Density Meter (NDM) on site, continually calibrated to the results of the SRDs, is to be undertaken. SRDs shall be undertaken at a minimum frequency of 1 per 2,500m² every 1m depth of compacted material and supplemented with the NDM for 1 reading every 1,000m² for each 0.5m depth of compacted material.

To provide an indication of the bearing capacity (expressed as CBR %ge) of the 3m+ engineered development platform, plate load tests shall be undertaken by an independent accredited laboratory at a frequency of 1 per 2,500m² for every 1m depth of compacted material across the development platform.

In addition, CBR values shall be obtained (from plate load testing) at a minimum of 25m centres along the line of the proposed road(s) within the Phase 1 development area.

At a 3m minimum depth beneath the RDF an extruded polypropylene bi-axial/tri-axial geo-grid (SS30 or similar) is to be placed to separate/demarcate/re-enforce the interface between the existing underlying Made Ground and the re-engineered materials over the area of the proposed development platform.

For the avoidance of doubt, no geotechnical testing is to be undertaken by ADM Regeneration Ltd of the existing made ground underlying the minimum 3m thickness of re-engineered material as it is outside the scope and extent of the materials being excavated and re used as detailed in this MMP.

To confirm that no Made Ground is present within 600mm of the proposed final ground levels beneath garden and POS areas, level surveys are to be undertaken. These shall ensure that a minimum 450mm of natural subsoil and 150mm of topsoil has been placed over any Made Ground present beneath gardens and the POS area.

If unanticipated ground/materials are encountered during the remediation works, ADM Regeneration Ltd are to initially stop any excavation and contact/seek further advice from the client's environmental consultant. Any unanticipated grossly contaminated soil/fill should subsequently be placed in temporary stockpiles on visqueen sheeting with a suitably cover and bund.

Chemical analysis of at least 3 samples of the stockpiled material for an appropriate range of determinants is to be undertaken. On receipt of the results, the clients environmental consultant will liaise with ADM Regeneration Ltd as to the most appropriate action to be taken for the materials in relation to the various chemical target concentrations stated for the site.