

Estimated Costs For Connect2 Links 1 and 2

Route Option		Bridge Type	Structure Only (£k)	Other Infrastructure (£k)	Prelims @ 22.5% (£k)	Contingency @ 10% (£k)	Total Construction Costs (£k)	Professional Design Fees @ 10% (£k)	Land Purchase (£k)	Risk %	Risk Value (£k)	Total Estimated Cost (£k)
Yarm	Western	Arch	1,221	80	295	160	1,760	180	600	30	762	3,302
		Beam	1,105	80	270	145	1,600	160	600	30	708	3,068
	Eastern	Arch	1,380	80	330	180	1,970	200	450	30	786	3,406
		Beam	1,270	80	305	165	1,820	185	450	30	737	3,192
Eaglescliffe		Arch	1,150	250	315	175	1,890	190	800	15	432	3,312

When referring to the above costs, the following points must be considered :

1. Land costs are based on a cost of £1m per hectare and we have assumed we will simply require a 5m wide strip along the length of the cycleway.
2. The costs must be treated as ball park figures due to the stage we are at with the design. Figures could alter significantly during the design process.
3. Costs for the bridges have been uplifted in an attempt to account for some of the constraints of the sites but inevitably the accuracy of this uplift cannot be guaranteed.
4. A full design has not been undertaken and structural sizes and reinforcement densities have been determined from a combination of engineering judgement, experience on similar schemes and some preliminary calculations.
5. At this stage, a standard piled solution at an assumed depth has been assumed. In order to determine more accurate costs a ground investigation would be required for each of the sites.
6. All costs are based on the underlying assumption that site access can be provided to both sides of the bridge for all schemes. Should topography or site constraints prevent access to both sides of the bridge structure then provision would be required for the additional costs of erecting a temporary bailey bridge to gain access across the river. These costs have not been included.
7. The risk percentages have been determined by considering the percentages in the initial study undertaken in 2007 (25% for Eaglescliffe; 35% for Yarm). They have been reduced on the back of the additional work that has been undertaken.