

HEATHROW EXPANSION - ADDITIONAL TAXIWAY PRELIMINARY INDICATION OF COST EXECUTIVE SUMMARY

Issue Date: 01.09.14

No	Description	Estimate £	Notes
1	EXTRA-OVER FOR ADDITIONAL TAXIWAY	140,000,000	
	SUB-TOTAL CONSTRUCTION	140,000,000	
4	PHASING ALLOWANCE (Say at 2%)	10,000,000	
	SUB-TOTAL Incl. PHASING	150,000,000	
5	OTHER DEVELOPMENT COSTS (Including Land Acquisition)	Excluded	
	SUB-TOTAL Incl. OTHER DEVELOPMENT	150,000,000	
6	FEES (Professional, Planning & Building Control) (15%)	22,500,000	
	SUB-TOTAL Incl. FEES	172,500,000	
7	CONTINGENCY : <i>Extra Over 4th Runway Option</i>	36,000,000	
		36,000,000	
	SUB-TOTAL CONTINGENCY	210,000,000	
7	INFLATION (Base Date 3Q 2014)	EXCLUDED	
8	OPTIMISM BIAS	EXCLUDED	
	ESTIMATED PROJECT COST TOTAL (Excl. VAT)	210,000,000	(@3rd Q 2014)



No	Description	Quantity	Unit	Rate £	Cost £	Cost £	Risk Factor				Notes
							VH 50%	H 35%	M 25%	L 15%	
1.00	EXTRA OVER FOR 4th RUNWAY OPTION										
1.01	Land										
1.01.1	Purchase				Excluded						URS to advise
1.01.2	Compensation/ Relocation				Excluded						URS to advise
1.02	Ecology/ Environmental/ Archaeological					1,000,000					
1.02.1	Ecology - Allowance for mitigation and monitoring of ecological impact	}	1	item	1,000,000						Provisional allowance
1.02.2	Air quality - Allowance for monitoring and mitigation										
1.02.3	Noise - Allowance for noise monitoring										
1.02.4	Allowance for costs associated with Archaeological										
1.03	Advanced Enabling Works					90,000,000					
	Cleaning and Site Preparation										
1.03.1	Site clearance	}	1	item	£30,000,000	30,000,000			25%		Provisional allowance
1.03.2	Demolition/Enabling Works										
1.03.3	Allowance for remediation works										
1.03.4	Allowance for ground stabilisation works										
1.03.5	Allowance for Earthworks - Cut/Fill/Grading of imported fill	1,200,000	m3		50	60,000,000			25%		Based on an area of 120,000m2 and assumed fill of 15m depth.
1.04	Utilities					1,500,000					
1.04.1	Allowance for diversion of existing services	}	1	item	1,000,000	1,000,000			35%		Provisional allowance
1.04.2	Allowance for new off site services										
1.04.3	Allowance for new on site services										
1.04.4	Allowance for new substation.										
1.04.5	Undergrounding power lines	1	item		500,000	500,000			35%		Provisional allowance
1.05	Taxiway					19,412,500					
1.05.1	Parallel Taxiway Links, Rapid Exit Taxiway (RETs), Taxiway Hold	43,750	m2		300	13,125,000				15%	
1.05.2	Taxiway shoulders	31,250	m2		200	6,250,000				15%	
1.05.3	Taxiway land drainage	1,250	m2		10	12,500				15%	
1.05.4	Airfield lighting system	1,250	m2		20	25,000				15%	
1.06	M25 Tunnel					27,500,000					
1.06.1	Tunnel cell 21.60mx7.30m	400	m		45,000	18,000,000		35%			
1.06.2	Tunnel cell 15.00mx7.30m	200	m		35,000	7,000,000		35%			
1.06.3	Tunnel cell 10.30mx5.30m	100	m		25,000	2,500,000		35%			
							£35,561,875				Total Risk Allowance
SUB-TOTAL ADDITIONAL TAXIWAY						£139,412,500					
1											