

Stonards Recreation Ground Epping Essex

Technical Feasibility Study (interim)

Development options for onsite facilities to the benefit of the local community

Client	Epping Forest District Council			
Project	Stonards Recreation Ground			
SSL project code	SSL1599			
Document title	Technical Feasibility Study			
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1. Introduction and Objectives

- 1.1 Surfacing Standard Ltd (SSL) has been appointed to prepare a technical feasibility study for the potential development of onsite facilities to the benefit of the local community at Stonards Recreation Ground, Epping.
- 1.2 Epping Forest District Council have £225,000 through a section 106 agreement and are looking to redevelop recreational sports and leisure facilities at Stonards Recreation Ground in Epping. The potential developments that have been identified, but not limited to, are:
1. Re-surfacing the tennis courts into a 2G Artificial Surface that would enable the facility to be used for tennis, football and netball (approximate size 60m x 40m) - this would allow for formalised football training and small sided games to take place which would reduce the wear and tear of the grass pitches and generate income for the Town Council
 2. Outdoor gym equipment
 3. Improve and increase existing skate park facilities
 4. Improvements to the changing rooms and toilets
 5. Running Track
 6. Drainage
 7. An appraisal of potential layout of for pitch use
- 1.3 This report and associated information provided within our commission aims to be beneficial in the decision making process with respect to project development and financing. Ultimately, this technical feasibility study to establish final proposals, including product information where required; such that tenders may be invited from qualified contractors procured under the Sport England 'Design and Construction of Artificial Sports Surfaces' Framework Arrangement, Reference (SE369) (OJEU 2011/61-098634) for the development of final proposals, provision of product information and construction of the pitches, or similar qualified Framework.
- 1.4 This report has been prepared with the benefit of recent site inspections, client liaison and correspondence and preliminary design work.
- 1.5 This report does not represent the final design and should not be used for planning purposes. It is our initial interpretation of the project brief offered by our client and their associated partners.
- 1.6 The objectives of this work are as follows:

Feasibility study

- Assessment of project aspirations and requirements
- Formation of the project brief
- Advice on spatial requirements
- Agreement of operational and security requirements as well as maintenance considerations
- Appraisal of end-user needs, intensity of use and durability
- Review of playing surface options
- Identification of NGB compliance, DDA provision and health and safety considerations
- Development assessment including all physical features and characteristics
- Site sensitivity appraisal
- Advice on appropriate surveys and inspections to enable detailed design
- Assessment of the scheme impact to the surrounding environment

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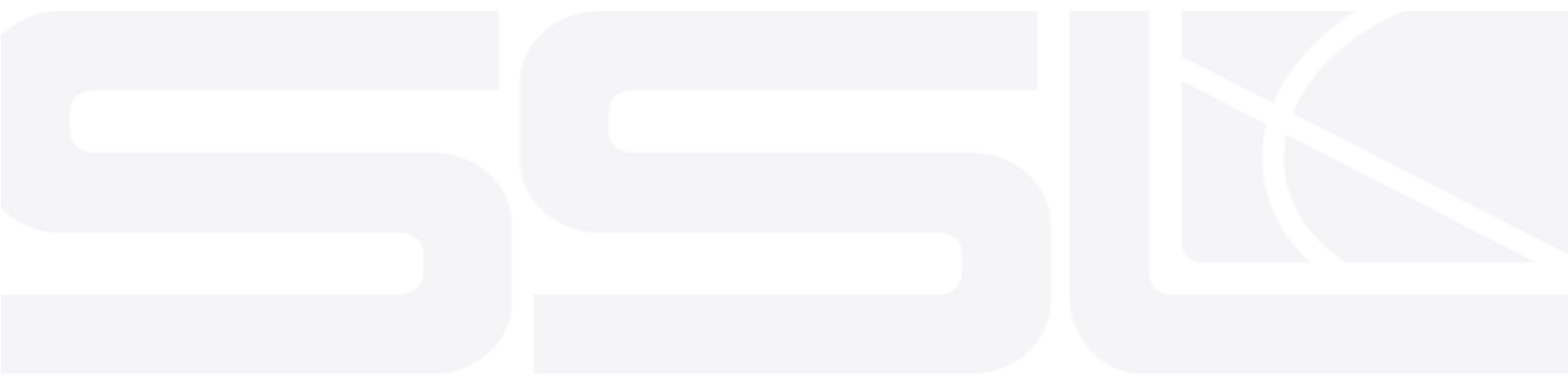
- Review of necessary approvals and permissions to facilitate the development

Conceptual design

- Initial design options
- Indicative estimate of building cost and project fees

Scheme schedule

- Assessment of critical project targets and processes
- Reporting on preferred timing and sequence



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2. Technical Feasibility

2.1 The Existing Site

Stonards Recreation Ground is located to the North Eastern edge of Epping and accessed may be gained from a variety of vehicular and pedestrian entrances including Stonards Hill and Fairfield Road.

The existing site boundary is illustrated in attachment PlanEX743137 (Land Registry Current Title Plan) and drawing SSL1599_Stonards Recreation Ground_Subject Area.

Current onsite facilities comprise a mix of amenity provision including:

- Five grass football pitches
- A children's play area
- Two artificial tennis courts
- A recreational basketball area
- A skate park
- The Jack Silley pavilion

As shown on drawing SSL1599_Stonards Recreation Ground_Existing Onsite Facilities.

2.2 Appraisal of Football Pitches

The existing playing pitch provision caters for two age groups as follows:

Age grouping	Type	Pitch size	Quantity
Youth U17/U18 & Over 18 (senior ages)	11v11	101 x 71m	1
	11v11	92 x 68m	2
Mini-Soccer U9/U10	7v7	55 x 36m	2

At the time of our general site inspection carried out in March 2013, the pitches appeared in a satisfactory condition with consistent sward coverage maintained as fine sports turf. Amelioration works were evident to facilitate the effective drainage and we understand recent drainage improvements have brought beneficial results to the usability of the pitch throughout the football season.

In terms of pitch layout, the current arrangement appears to provide best use of the available land and we presume that supply satisfies demand.



Example of existing football pitch



Example of amelioration work

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The Football Association (FA) has recently published a new guidance document for pitch and goal post dimensions following wide consultations in order to produce national pitch sizes for mini soccer, 9v9, youth football and adult football.

Whilst site constraints immediately surrounding each pitch appear to constrain any expansion to the senior pitches (with the exception of the largest pitch positioned to the East of the Recreation Ground), it is worth noting the new standard sizes:

Age grouping	Type	Recommended size without runoff (safety area around pitch)
Mini-Soccer U7/U8	5v5	37 x 27m
Mini-Soccer U9/U10	7v7	55 x 37m
Youth U11/U12	9v9	73 x 46m
Youth U13/U14	11v11	82 x 50m
Youth U15/U16	11v11	91 x 55m
Youth U17/U18 & Over 18 (senior ages)	11v11	100 x 64m
Please note the FA recommend 3m run offs to all sides of every pitch		

Further details can be found within the Technical Standards section of the FA website www.thefa.com.

Whilst this study makes no recommendation for changes to the current playing provision, it will be prudent to validate the future pitch requirements of user clubs; especially with regards to new pitch formats for mini soccer and youth football after which any alteration to pitch sizes and quantity may be considered further.

The introduction of a new artificial Multi Use Games Area including two small-sided football pitches will also aid the quality of and reduce seasonal damage to the grass pitches with formalised training, coaching as well as recreation games being accommodated on the new synthetic turf playing surface.

In terms of ongoing maintenance of the grassed playing pitches the FA recommends that improvements are essential to ensure as many players as possible have the opportunity to play on a defined standard for playing surfaces, whilst recognising that natural turf pitches have a limited number of playing hours per week.

As such, the FA's Performance Quality Standard (PQS) provides a recommended minimum quality standard for the maintenance and construction of pitches. Specifically, it provides a basic standard recommended for grass pitches, which may be located at a variety of locations including a Club site, within a park or recreational ground.

Principally, the PQS recommends that a natural grass pitch must:

- Have adequate grass cover
- Low level of weed coverage
- Be flat
- Have the ability to drain water

If met, the PQS ensures a flat drained surface suitable for 'recreational' and competitive football activities up to Step 1 of the Non-League pyramid.

The FA's PQS for natural grass construction upgrade is as follows:

Element	Limits	Method of Use
Sward Height mm	20-60 PS 20-75 SM	BS 7370 : P3 A3
Hardness in g	35-200	STRI method of test using a 0.5kg Clegg Impact

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		Hammer from a drop height of 0.55 m
Water infiltration rate mm/hr	5	BS 7370 : P3 A8
Evenness - 2 meter straight edge	< 20mm	BS 7370 : P3 A4
Slope – Direction of Play	< 1.25%	BS 7370 : P3 A5
Across Play	< 2.5%	
Ground Cover %	> 70 for SH 25-30 > 80 for SH 30-35	BS 7370 : P3 A6

Again, further reading concerning current Performance Quality Standards for grass football pitches can be found within the Technical Standards section of the FA website www.thefa.com.

2.3 Multi Use Games Area (MUGA)

The existing two tennis courts are retained in a reasonable condition and contain an porous macadam playing surface with chain-link perimeter ball stop fencing (2.7m high) and artificial lighting provided by four 8m high mid-hinge masts each mounted with two floodlight luminaires (eight floodlights in total).



Existing tennis courts



Perimeter ball-stop fencing



Existing tennis courts



Artificial lighting

The desired sporting activities to be accommodated by the new MUGA include football and tennis; however netball cannot be supported if the playing surface comprises sand filled synthetic turf.

England Netball explains this is because the action of playing netball or the lack of maintenance can cause the fill material to rise to the surface (for example the silica sand used to stabilised the pile of a 2G synthetic turf and retained within the surface giving suitable performance). England Netball conclude that irrespective of the performance characteristics of synthetic turfs and textile surfaces, the presence of un stabilised particulate material on the top of a surface is not considered to be acceptable.

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There may be other sports locally demanded that could be accommodated by the new MUGA.

In terms of the proposed facility size, we have been guided by the immanent FA Tech Guide (soon to be published by The Football Association) which recommends that to maximise football development outcomes, a minimum pitch size of 37m x 27m is adopted when developing new small-sided football facilities.

Once requisite pitch run offs are incorporated, the eventual Total Play Area (the area within the sports facility where the player can move freely, for example the space within a fenced enclosure consisting of both the pitch and run-offs) becomes 63 x 43m.

An adjoining equipment store is beneficial for housing football goals and tennis nets and other associated playing equipment when not in use, which is sized 3m x 43m.

The overall development area is therefore proposed to be 66 x 43m and will require the expansion of the current tennis courts footprint.

The playing provision will offer two small sided football pitches and four tennis courts, albeit these sporting applications require differing performance standards which may necessitate an acknowledgement of this awkward alliance and potentially a compromise regarding the final playing surface; during detailed design stages.

With mature trees immediately adjacent to the Eastern edge of the courts, it appears that land adjoining to the West and South may be occupied by the MUGA footprint. Consequential works are likely to include the re-routing of a hard standing path (serving the skate park) the relocation of the recreational basketball area.

In terms of facility orientation, the preferred orientation for the main playing direction for the new pitches / courts (which should follow an approximate north (between 285° and 20°) to south direction due to the effect of the setting sun) will not be realised, but this should not dissuade the development.

The MUGA should be constructed in accordance with modern quality standards appropriate to external artificial sports facilities and key features to consider are as follows:

Drainage

The designed drainage strategy should ensure that surface water is discharged from the surface area at a rate which will sustain performance and safeguard against fluvial flooding and discharge through any soak away which shall be designed in accordance with BRE Digest 365 wherever practical.

Base and Foundations

The purpose of the granular sub-base for any artificial sports pitch is to provide a resilient substrate onto which the playing surface system can be installed. The principal qualities that a good base should contain are adequate stability that it does not move outside the tolerances for surface regularity over a period of ten years and is capable of supporting and transmitting to the underlying substrate the loads of all vehicles, plant, machines and playing surface construction to be used during the construction and the maintenance and refurbishment of the facility throughout its functioning life.

Playing Surface

The 2G synthetic turf playing surface and any associated shock-pad layer should provide performance and durability over the life expectancy in accordance with the intended sporting activities.



Example of 2G synthetic turf playing surface

Perimeter Ball Stop Fencing

Perimeter fencing is required around all sides and ends of the pitch to provide an adequate ball-stop and to offer a degree of security to the facility. Typically, new perimeter ball-stop fencing will consist 4.5m high of resistance mesh panels with 6mm diameter vertical wires and twin 8mm diameter horizontal wires forming a 200 x 50mm mesh to centres including 1.20m high rebound mesh (66 x 50mm mesh to centres).



Example of resistance mesh panel fencing
Floodlights



Example of 868 mesh

Floodlights will be required around the MUGA perimeter to facilitate use during and throughout the winter months, thereby enabling the facility to be used to its full potential by local community groups.

Lighting performance should be design in accordance with Lawn Tennis Association standard levels of illumination (which will also satisfy football requirements), which are outlined below:

Standard	Maintained Average Illumination on PPA	Maintained Average Illumination on TPA	Uniformity within PPA Emin/Eav	Uniformity within TPA Emin/Eav
Recommended	500 Lux	400 Lux	0.7	0.6
Minimum	400 Lux	300 Lux	0.7	0.6

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Example of efficient floodlights



Example of floodlight mast mounted with two luminaires c/w 2kW lamps / fitting

Sports Equipment

New goals are required and self weighted freestanding goals are appropriate for the variety of football and tennis activities and proposed playing pitch arrangement. All goals and nets should be in supplied accordance current quality standards and should be housed within the adjoining equipment store when not in use to fulfil safety requirements.

Associated items

To complete the pitch provision, a variety of associated fixtures and fittings will be necessary including:

- Site Furniture (including foot mats, litter bins, player signage and boot scrapers)
- Signage and Sundries
- Entrance pathways
- Maintenance Equipment (the provision of new maintenance equipment is favoured to ensure adequate routine maintenance can be completed by the pitch owner / manager)

Performance compliance

Subject to the final selection of sporting activities and playing surface type, the appropriate performance standard for the MUGA will be:

BS EN 15330-1. Surfaces for sports areas. Synthetic turf and needle-punched surfaces primarily designed for outdoor use. Part 1. Specification for synthetic turf surfaces for football, hockey, rugby union training, tennis and multi-sports use.

This European Standard specifies performance and durability characteristics for synthetic turf sports surfaces used primarily outdoors.

Five categories of surface are covered, each based on the principal sporting use of the surface, as follows: surfaces designed primarily for hockey; surfaces designed primarily for association football; surfaces designed primarily for rugby union for training purposes;

The requirements are intended to apply to surfaces used for community, educational and recreational sport.

For professional and elite levels of competition, many sports governing bodies have published their own specifications; the requirements of the sports governing bodies might differ from those detailed in this European Standard and facility developers are advised to ensure that they select surfaces offering the correct level of performance for the level of competition played on the pitch or court.

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This European Standard is based on type approval testing of products in the laboratory. Selected requirements may also be used on site to assess the suitability of installed surfaces.

2.4 Outdoor Gym and Running Area

There are several suppliers and providers of outdoor gym equipment and for the purpose of this study; we have incorporated a model offered by The Great Outdoor Gym Company.

Their medium park gym includes an eleven equipment station comprising:

- 1 x Welcome sign
- 1 x Cross trainer
- 1 x The bench
- 1 x Chest press/ Seated row
- 1 x Leg press/ Oblique
- 1 x Dips/Leg raise
- 1 x Handbike
- 1 x Fitness bike
- 1 x Recumbent bike

The overall safety area for this gym measures 10.4 x 8.7m (91m²) whilst the surfacing area is sized 8.1 x 6.1m (50m²)

The equipment is EN1176 approved and provided with a ten year guarantee.

Further details can be found within attachment 2013 TGO Pricing Brochure (email).



Example of outdoor gym station

To compliment the gym, we propose a two lane shuttle run / sprint straight to enable condition training for committed or casual runners.

The surface type would typically be a polymeric Sport England Type 4 and line markings may include two lanes (1.22m wide) with shuttle run markers set at 10m / 20m / 30m / 40m / 50m.

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Example of polymeric sprint straight / shuttle runs

Whilst the demand for this component has yet to be qualified, it may present a fun addition to the outdoor gym area.

2.5 New Skate Park

A recent survey conducted in December 2012 by the Epping Forest District Youth Council on the skate park identified a variety of problematic issues within the current provision as follows:

Health and safety	Broken glass. Broken equipment and repairs are needed on the ramps.
Underage drinking	Young people drink there when its dark. Attracts problematic young people and can be used as a hang out area for smoking/drugs/drinking which prevents skaters from using the skate park.
Anti social behaviour	Older teens don't treat the area with respect. When parents take their children to the skate park, younger children can't use the equipment because the older ones intimate them. Vandalism, Graffiti, especially on the ramps. Young people (underage) are using lighters.

The recommendations offered within the survey presented a range of improvements:

- The young people recommended making the skate park bigger
- Update the equipment with a skate bowl or half pipe
- Add lighting so people can use it during winter months
- Lighting will make the park safer for the community
- Add a roof or cover for the ramps so it can be used in all weather
- To visit the following skate parks in Cheshunt, Harlow, Waltham Abbey and Saffron Walden to gather ideas and speak to other skaters for advice
- Youth Councillors will be attending the Cheshunt Skate Jam on Thursday 21 February to compare parks and meet other skaters

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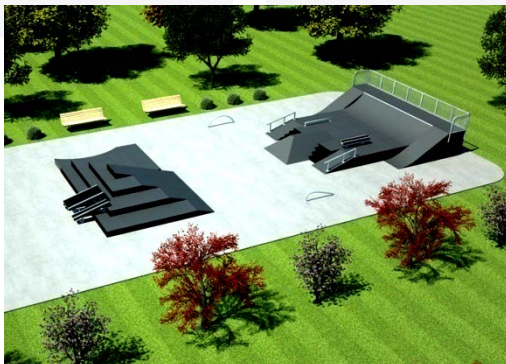
The existing skate park

To satisfy some of these requests, we have researched a range of models offered by UK Skate Parks and for the purpose of this study, we have incorporated their model Pro MX Series 1083 which provides two all steel / polyester powder coat skateboard units set onto a 25 x 12m hard standing pad. Conveniently, the existing stake pad size is conducive for this model.

Also, new artificial lighting is included within the redevelopment proposal to enable evening use and to increase general safety.

Further details can be found within attachments UK-ARC-catalog2012Web and 1083.

As suggested within the survey, we recommend that Youth Councillors are consulted further with regards to the content and styling of the new skate park, to ensure that user aspirations are satisfied.



Example of UK Skate Parks 1083 model

2.6 Improvements to Jack Silley Pavilion

A visual inspection carried out by HSSP Architects in March 2013 identified a variety of deficiencies with the building provision as follows:

Outdoor WCs

- No disabled provision
- No paper dispensers
- No baby changing facilities
- Inadequate DDA access and thresholds

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Changing rooms

- Safeguarding issues
- No WC in referee's changing room
- Undersized changing rooms
- No water supply to urinals
- No emergency alarm / lighting / directional signage
- No disabled provision
- No locked / lockable storage areas

Pavilion

- Generally clean and tidy and re decoration works are currently being carried out
- No evidence of emergency alarm system (e.g. break glass operation) / directional signage
- External improvements needed to damaged guttering and soffits and fascia and pointing to brick work at lower level
- Consider double glazed windows to improve energy efficiency

As such, basic improvement schemes have been developed to modernise the pavilion facilities; to alter and / or upgrade in accordance with statutory (e.g DDA) and FA guidelines. A visual representation of the proposed improvement options is shown in attachments 6675 - 30042013changingroomoption and 6675 - 30042013wcupgradeoption.



Inadequate access to external WC's



No paper dispenser



Inadequate emergency provision



No WC in referee changing accommodation

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No water supply to urinals



Undersized changing rooms



Basic emergency provision only with pavilion



Damaged guttering requires rectification



Damaged pointing requires rectification



Modernise with double-glazed windows?

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2.7 Statutory Approval

It will be necessary to obtain approval/s to implement the various parts of the proposed development and the following sequential planning process should be considered to reach a successful conclusion:

Stage item	Activity
Research	Relevant planning policy guidance including local development plans and any constraints to be considered
Pre-application	Discussions and negotiation with the Local Planning Authority (LPA) and other parties
Additional studies / surveys	Complete works as specified by the LPA to form part of the application
Public consultation (as required)	Contribute during pre-application stages
Develop application	Prepare technical information and question responses
Submit application	Via the Planning Portal
Validation / determination date	Confirm validation and target decision timing
Officer's report	Obtain report when published, then review and react to recommendations as necessary
Receive planning permission	Review
Discharge planning conditions and notices	Submit follow-on applications
Other statutory approvals / Building control	Submit similar applications

2.8 Conclusions

This study has identified several development options for onsite facilities to the benefit of the local community and we trust that the technical appraisal permits the project to advance towards detailed considerations and development.

The complete development proposal for Stonards Recreation Ground is shown on drawing SSL1599_Stonards Recreation Ground_Proposed Onsite Facilities.

We understand there is good evidence and a strong demand for improved facilities to support outdoor sports provision within Stonards Recreation Ground and outcomes may necessitate consideration regarding the future management, supervision and maintenance of facilities; presumably to arrange increased supervision for the increased facilities and longer usage.

This report forms the first stage in understanding the current provision and potential options and should be used as a framework for developing a strategy for extending and modernising facilities at Stonards Recreation Ground.

Based on the assessments and research detailed within this report, we propose the following sequential method of project development and implementation for those elements to be delivered:

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Project Stage	Time Allowance
Feasibility / Concept Design Works	
Agree Concept Designs / Elements to be Taken Forward	4 weeks
Agree Preliminary Design with Scope of Works and Project Costs	4 weeks
Approvals	
Prepare Planning Application/s	3 weeks
Submit and Track Planning Application/s	12 weeks*
Receive Conditional Planning Approval/s	0.1 week
Discharge Planning / Statutory Condition/s	12 weeks
Receive Final Planning Approval/s	0.1 week
Detailed Development	
Carry Out Site Investigation/s	6 weeks
Carry Out Power Investigations	2 weeks
Complete Detailed Design	4 weeks
Update Cost Plan	1 week
Agree Final Cost Plan	2 weeks
Undertake Health and Safety Compliance	4 weeks
Procurement	
Prepare Tender Documents	4 weeks
Agree Tender Documents	1 week
Agree tender list of appropriate Contracting Organisations	1 week
Carry Out Tender Action including Invitation to tender, Tender Analysis, Evaluation and Recommendation	5 weeks
Construction	
Prepare / Exchange Forms of Contract	4 weeks
Contractor Mobilisation	3 weeks
Construction Period	13 weeks**
Post construction	
Rectification Period (as per contractual conditions)	52 weeks***

*Assumes major application

**External pitch works only

***To be clarified once Forms of Contract are agreed

Whilst the above method outlines a sequential approach to project delivery, it may be possible or preferable to undertake certain stages concurrently to condense the overall delivery timetable.

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3. Indicative estimate of building cost and project fees

3.1 Our initial estimate for the capital expenditure required to deliver the entire facilities presented within this report are as follows:

Description	Cost (ex. VAT)
Multi Use Games Area (MUGA) Construction	£279,335
Outdoor Gym and Running Area Construction	£46,350
New Stake Park Construction	£69,825
Improvements to Jack Silley Pavilion	TBC
Project Fees and Development Costs	£33,430
Total	£428,940

3.2 Elemental costs for individual facilities are as follows:

Multi Use Games Area (MUGA) Construction

Description of Work	Cost (ex. VAT)
Contractual Provisions and Compliance (Preliminaries)	£5,000
Site Establishment	£3,900
Site Clearance, Excavations and Groundwork's	£8,960
Drainage and Base Works	£80,085
Playing Surface (2G Synthetic Turf)	£52,000
Perimeter Ball-Stop Fencing	£41,450
Sports Equipment, Site Furniture, Signage and Sundries	£12,400
Floodlights	£40,000
Reinstatement	£1,750
Testing	£3,000
Maintenance Equipment and 24 Month After Care	£9,000
Recreational Basketball Area	£4,890
New Pedestrian Pathway (Leading to New Skate Park)	£3,600
Client Contingency (5% of above costs)	£13,300
Total	£279,335

Outdoor Gym and Running Area Construction

Description of Work	Cost (ex. VAT)
Contractual Provisions and Compliance (Preliminaries)	£2,100
Site Establishment	£2,300
TGO Multi Park Gym	£21,000
Site Clearance, Excavations and Groundwork's	£750
Drainage and Base Works	£8,200
Playing Surface (Polymeric)	£8,000
Reinstatement	£450

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Testing	£1,350
Client Contingency (5% of above costs)	£2,200
Total	£46,350

New Stake Park Construction

Description of Work	Cost (ex. VAT)
Contractual Provisions and Compliance (Preliminaries)	£1,250
Site Establishment	£900
UK Skate Parks model Pro MX Series 1083	£50,000
Base Improvements	£4,500
Floodlights	£8,000
Reinstatement	£500
Client Contingency (5% of above costs)	£3,325
Total	£69,825

Project Fees and Development Costs

Description	Cost (ex. VAT)
Feasibility / Planning Fee (Current Commission)	£4,200
Planning Application Fees	£2,000
Outstanding Surveys (Geotechnical, Electrical, Utilities, Etc...)	£3,500
Forward Professional Fee for External Works (Development, Procurement, Construction, Post Construction) (6% of construction estimate)	£23,730
Forward Professional Fee for Internal Works (Development, Procurement, Construction, Post Construction)	TBC
Other Project Costs Incurred	TBC
Total	£33,430

3.3 Estimated costs are based upon a range of initial stage assumptions. We recommend that the site conditions are fully evaluated and correctly assessed in due course, in order to validate the proposed construction works contained within this document.

All costs are subject to VAT at an appropriate rate.

Outline Within the outline pre-tender cost estimate, the sub-headings and item descriptions identify the work covered by the respective items.

Estimated costs have been derived from our professional assessment and review of actual tendered costs from similar projects during 2012.

Estimated costs are projected to be accurate within +/-5%.

Estimated costs include contractor OHP.


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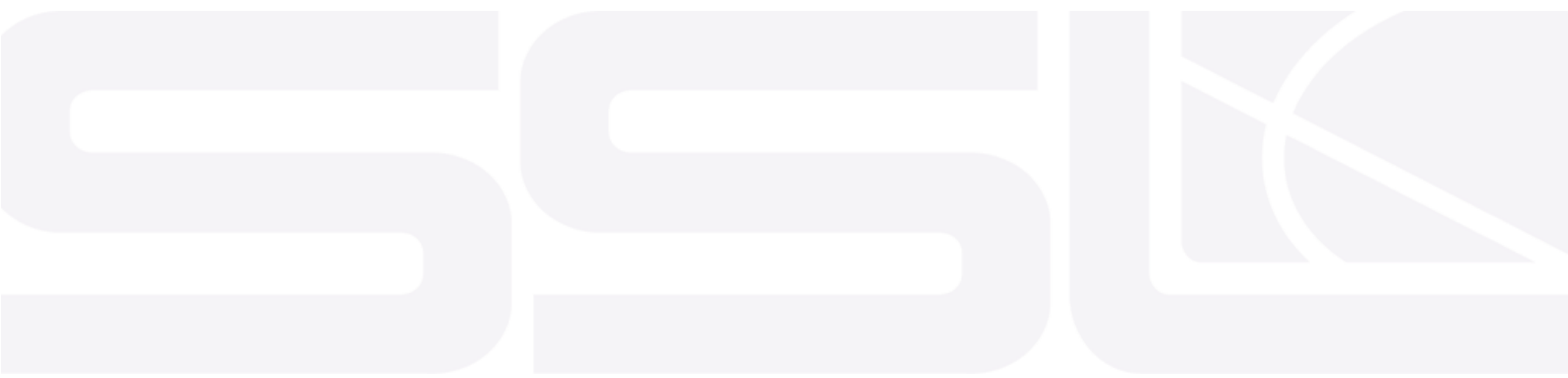
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