

November 2025

Directors:

ME Dadswell BA (Hons), PgDip, MRICS
SJ Parks BSc (Hons), MRICS, FQSi, ICIQ
LM Brooks BSc (Hons), MRICS
OP Crisp BSc (Hons), MRICS, MCIQI

3 Kings Row

Armstrong Road
Maidstone
ME15 6AQ

Associate Directors:

AP Dadswell BSc (Hons)
S Mayes

T: 01622 676454

E: email@allendadswell.co.uk
W: www.allendadswell.com

Consultants:

DW Allen MRICS, FRSA
PK Dadswell BSc





Contents

1.0 General Information

2.0 Main Summary

3.0 Construction Costs Breakdown

1.0 - General Information



1.0 General Information

Description of Works

This cost plan is for the improvements to M20 J10a inclusive of widening of the A20 eastbound approach, signalisation of the A20 westbound, minor kerb realignment to the M20 eastbound onslip, amendments to road markings on the north side of the gyratory and resurfacing to roundabout gyratory to works extents.

Basis of Cost

This cost plan is based at 4Q2025, with an allowance for inflation to 4Q2026.

Drawings:

20982110-WAT-HGN-XX-DR-H-060103 Rev P02 - Preliminary M20 Junction 10a Proposed Mitigation Scheme

Assumptions/Clarifications

- Allowed for a 8 week construction programme.
- Price based on being delivered under the Amey Framework contract, with the relevant fee %'s included on construction costs.
- We have assumed that lane closures will be available to enable construction within normal working hours, generally.
- Allowed for a TSCO for 100% of works duration.
- E/O allowance for nightworks for 2 weeks of construction duration.
- Assumed 3nr lighting columns will have to be taken up and reinstalled to new locations (including disconnections and connections), other lighting columns deemed to be unaffected by the scope of works.
- Existing bollards deemed affected by carriageway realignment have been assumed to be removed and replaced.
- Existing signage deemed affected by carriageway realignment have been assumed to be removed and replaced, general allowance for new signage also included.
- Combined drain kerbs where carriageway widening is are to be removed and replaced to suit new kerb alignment.
- 2 nr gullies appear to be impacted by the works, we have allowed for these to be broken out and replaced, along with associated gully leads and connections. Location of carrier pipe unknown; included general allowance for alterations, if required.
- Allowance included for raising/lowering ironwork.
- Allowed for excavating and disposing of unacceptable material (5% of excavation), and excavating and backfilling soft spots and other voids (10% of excavation).
- Carriageway construction assumed as per KCC standard detail for areas of full depth construction:
 - 150mm type 1 sub-base
 - 250mm HDM base course
 - 60mm HRA binder course
 - 40mm HRA PMB surface course
- Footway construction assumed as per KCC standard detail for areas of full depth construction:
 - 100mm type 1 sub-base
 - 60mm HDM base course
 - 20mm Asphalt surface course
- Kerbing to M20 On Slip utilises a different rate to allow for more extensive foundations.
- Traffic signal costs, inclusive of all works associated with supply and installation. KCC signals supplier Telent assumed to supply and install with main contractor undertaking associated civils and programming Telent to undertake installation.
- Allowances for utility diversions included, based upon very little information.
- Allowance included for making good of existing verge for potential damage from welfare areas and/or damage to verge from construction traffic where widening occurs.
- Assumed welfare will be located on northern verge of Gyratory, which is highways land.
- Allowance for lane rental costs included.
- Costs for National Highways inspection fee and cost consultancy for technical approval included as advised by KCC.
- Costs for Walking, Cycling and Horse Riding Assessment included as advised by KCC.
- Allowance included for RSA 1, 2, 3 and 4.



1.0 General Information

Exclusions

- VAT.
- Land acquisition costs.
- Ecology and Archaeology.
- Commuted Sums.
- Changes in regulations, law and design standards beyond 4Q2025.
- LCA Part 1 costs.
- Land Rental for site compound
- Any works to existing VRS on Eastbound onslip to M20.

2.0 - Main Summary



2.0 Main Summary

Elemental Summary	M20 J10a Cost (£)
SERIES 100 - Preliminaries	129,500.00
SERIES 200 - Site Clearance	12,315.00
SERIES 500 - Drainage and Service Ducts	26,400.00
SERIES 600 - Earthworks	27,462.00
SERIES 700 - Pavements	245,962.00
SERIES 1100 - Kerbs, Footways and Paved Areas	43,586.00
SERIES 1200 - Traffic Signs and Road Markings	103,275.00
SERIES 1300 - Road Lighting Columns	2,550.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	7,020.00
SERIES 3000 - Landscape & Ecology	1,000.00
Sub Total £	599,070.00
Design Related Construction Change @ 10% £	59,907.00
Amey Fees	
People percentage of 7%	46,128.39
Charges percentage of 2.31%	15,222.37
Fee percentage of 10.85%	78,155.56
TOTAL CONSTRUCTION COST £	798,483.32
Inflation Uplift to assumed construction date (4Q 2026) £	24,185.36
TOTAL CONSTRUCTION COST INCLUDING INFLATION £	822,668.68
KCC Direct Costs (incl. supervision and staff costs) £	59,000.00
Design Fees incl. Surveys @ 15% £	123,400.00
Compensation Events During Construction @ 10% £	82,267.00
Allowance for Utilities Diversions/Works £	150,000.00
Land Acquisition £	Excl.
Ecology & Archaeology £	Excl.
Cost Consultants £	20,000.00
Commuted Sums £	Excl.
Lane Rental Costs £	24,000.00
TRO/TTROs £	5,000.00
LCA Part 1 Costs £	Excl.
National Highways Inspection Fee £	57,587.00
National Highways cost consultancy for technical approval £	40,000.00
Walking, Cycling and Horse Riding Assessment (WCHAR) £	10,000.00
RSA Costs £	8,000.00
Legal Costs £	5,000.00
Sub Total £	584,254.00
Non-Construction Costs contingency @ 5% £	29,200.00
TOTAL NON-CONSTRUCTION COSTS £	613,454.00
TOTAL COST £	1,436,122.68

3.0 - Construction Breakdown



3.0 Construction Costs Breakdown

Item	Description	M20 J10a			
		Quantity	Unit	Rate	Total
	Series 100 - Preliminaries				
A	Establishing Contractor's Compound, Stores, Workshops etc.		item		10,000.00
B	General preliminaries/supervision of the works	8	wks	3,500.00	28,000.00
C	Installation and maintenance of traffic management	8	wks	7,500.00	60,000.00
D	TSCO	8	wks	1,750.00	14,000.00
E	E/O allowance for nightwork	2	wks	7,500.00	15,000.00
F	Demobilisation of compound etc.		item		2,500.00
Series 100 Carried to Summary £				129,500.00	
	Series 200 - Site Clearance				
G	General site clearance, incl. street furniture, raising and lowering chamber covers etc. not included below	4,400	m ²	1.00	4,400.00
H	Breakout existing kerbs and remove to tip off site	148	m	20.00	2,960.00
I	Breakout existing edgings and remove to tip off site	99	m	15.00	1,485.00
J	Breakout kerb drains incl. outlets and connections and remove to tip off site	27	m	60.00	1,620.00
K	Breakout existing gully gratings and frame and backfill with concrete	2	nr	150.00	300.00
L	Breakout chamber cover and frame and remove to tip off site	2	nr	65.00	130.00
M	Take up or down and disconnect existing streetlight and store on site for re-use	3	nr	250.00	750.00
N	Take up or down existing bollards 'keep left' and remove to tip off-site	3	nr	90.00	270.00
O	Take up or down existing signs and store on site for reuse	4	nr	50.00	200.00
P	Take up or down existing signs and posts and store on site for re-use	2	nr	100.00	200.00
Series 200 Carried to Summary £				12,315.00	



3.0 Construction Costs Breakdown

M20 J10a					
Item	Description	Quantity	Unit	Rate	Total
	Series 500 - Drainage and Service Ducts				
	<u>Surface Water Manholes</u>				
A	PCC manhole including cover and frame, 1200mm dia., depth to invert exceeding 1m but n/e 2m deep	1	nr	2,500.00	2,500.00
B	PCC manhole including cover and frame, 1200mm dia., depth to invert exceeding 2m but n/e 3m deep	1	nr	3,500.00	3,500.00
	<u>Gullies and Gully Leads</u>				
C	PCC Gullies (450 x 750)	2	nr	900.00	1,800.00
D	Gully leads, 150mm dia. including concrete surround	8	m	200.00	1,600.00
	<u>Connections</u>				
E	Allowance for alterations to existing drainage		item		10,000.00
F	Allowance for raising and lowering ironwork		item		2,000.00
G	Allowance for breaking out and backfilling existing pipes/chambers		item		5,000.00
Series 500 Carried to Summary £					26,400.00
	Series 600 - Earthworks				
	<u>Excavation</u>				
H	Excavation of acceptable material class 5A, 300mm thick	116	m ³	25.00	2,900.00
I	Excavation of acceptable material excluding class 5A	178	m ³	25.00	4,450.00
J	Excavation of unacceptable material Class U1A/U1B	9	m ³	15.00	135.00
K	E/O for excavation in hard material	50	m ³	60.00	3,000.00
	<u>Deposition of Fill</u>				
L	Deposition of acceptable material	31	m ³	20.00	620.00
	<u>Disposal of Material</u>				
M	Disposal of acceptable material Class 5A to tip off-site	116	m ³	35.00	4,060.00
N	Disposal of acceptable material excl. Class 5A to tip off-site	147	m ³	55.00	8,085.00
O	Disposal of unacceptable material Class U1A/U1B	9	m ³	55.00	495.00
Carried Forward £					23,745.00



3.0 Construction Costs Breakdown

Item	Description	M20 J10a			
		Quantity	Unit	Rate	Total
		Brought Forward £		23,745.00	
	Series 600 - Earthworks Cont'd				
	<u>Soft Spots and Other Voids</u>				
A	Allowance for excavating soft spots and other voids	19	m ³	25.00	475.00
B	Allowance for filling soft spots and other voids	19	m ³	80.00	1,520.00
	<u>Compaction of Fill</u>				
C	Compaction of acceptable material	31	m ³	10.00	310.00
	<u>Completion of Formation and Sub-Formation</u>				
D	Completion of formation	353	m ²	2.00	706.00
E	Completion of sub-formation	353	m ²	2.00	706.00
	Series 600 Carried to Summary £		27,462.00		
	Series 700 - Pavements				
	<u>Sub-Base</u>				
F	Type 1 sub-base, 150mm thick	53	m ³	100.00	5,300.00
G	Base course; HDM, 250mm thick	356	m ²	75.00	26,700.00
H	Binder course; HRA, 60mm thick	356	m ²	28.00	9,968.00
I	Surface course; Rolled Asphalt Poly Modified Binder, 40mm thick	3,952	m ²	38.00	150,176.00
J	Tie-in Detail	66	m	40.00	2,640.00
	<u>Cold Milling</u>				
K	Cold milling, 70mm thick	74	m ²	11.00	814.00
L	Cold milling, 40mm thick	3,596	m ²	6.00	21,576.00
M	Regulating course, HDM, average depth 20mm thick	72	m ³	340.00	24,480.00
	<u>Bond Coat</u>				
N	Bond coat	4,308	m ²	1.00	4,308.00
	Series 700 Carried to Summary £		245,962.00		



3.0 Construction Costs Breakdown

Item	Description	M20 J10a			
		Quantity	Unit	Rate	Total
	Series 1100 - Kerbs, Footways and Paved Areas				
	<u>Footways</u>				
A	Footway, consisting of; 100mm Type 1 sub-base, 60mm dense asphalt concrete binder, 20mm dense graded asphalt surface course	215	m ²	75.00	16,125.00
B	Traffic Island, consisting of; 150mm Type 1 sub-base, 70mm dense asphalt concrete base course, 60mm dense asphalt concrete binder, 25mm dense graded asphalt surface course	100	m ²	90.00	9,000.00
C	Footway resurfacing, consisting of; 50mm dense asphalt concrete binder, 20mm dense graded asphalt surface course	74	m ²	25.00	1,850.00
	<u>Kerbs and Edgings</u>				
D	Precast concrete HB2 kerb, 125mm upstand	131	m	40.00	5,240.00
E	Precast concrete HB2 kerb, 125mm upstand (M20 On Slip)	9	m	55.00	495.00
F	Combined drainage kerb, 125mm upstand	24	m	340.00	8,160.00
G	Precast concrete edging	97	m	28.00	2,716.00
Series 1100 Carried to Summary £					43,586.00
	Series 1200 - Traffic Signs and Road Markings				
H	Allow for assorted signage (including relocating signs taken down and stored for reuse)		item		5,000.00
I	Road markings		item		7,000.00
J	Traffic signals, inclusive of all associated works		item		90,000.00
K	Keep Left Bollard	3	nr	425.00	1,275.00
Series 1200 Carried to Summary £					103,275.00
	Series 1300 - Road Lighting Columns				
L	Remove from store and re-erect streetlight incl. reconnection	3	nr	850.00	2,550.00
Series 1300 Carried to Summary £					2,550.00
	Series 1400 - Electrical Work for Road Lighting and Traffic Signs				
M	Allowance for trench and duct for street lights/illuminated traffic signs	63	m	40.00	2,520.00
N	Allowance for connections and other electrical works associated with lighting columns	3	nr	1,500.00	4,500.00
Series 1400 Carried to Summary £					7,020.00



3.0 Construction Costs Breakdown

Item	Description	M20 J10a			
		Quantity	Unit	Rate	Total
A	Series 3000 - Landscape & Ecology Allowance for making good of existing verge	500	m ²	2.00	1,000.00
Series 3000 Carried to Summary £				1,000.00	