

---

**Project:** Shrewsbury North West Relief Road

---

**Title:** Construction Cost Independent Valuation

---

This document is confidential to Corderoy and its client WSP. It was prepared for the benefit of WSP only, and any disclosure to any third party should not be taken as advice from Corderoy or WSP to that third party, and it is provided expressly without Corderoy or WSP undertaking any responsibility in contract, tort or otherwise at law or in equity for its contents or any reliance any third party chooses to place on it. Neither is the report intended to, or amount to, or constitute legal or commercial advice to any third party. Neither Corderoy or WSP bind themselves together or individually to act or refrain from acting in any particular way in accordance with any views expressed in the document.

---

**Document Verification**

---

Revision	Date		Prepared	Reviewed	Approved
0	10/12/17	Name	A Bushnell		G Grice
		Position	Senior Estimator	Principal Surveyor	Project Director
		Signature			

---

## Contents

---

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Information Used</b>	<b>1</b>
<b>3.0</b>	<b>Comments, Assumptions and Exclusions</b>	<b>1</b>
<b>4.0</b>	<b>Summary</b>	<b>2</b>
<b>5.0</b>	<b>Appendices</b>	<b>2</b>

---

## 1.0 Introduction

---

Corderoy has been appointed by WSP of Shrewsbury to carry out an independent valuation of the likely construction cost of the Shrewsbury North West Relief Road. This is a new route across mainly agricultural land and involves a number of structures, most notable of which is the intended River Severn crossing.

The valuation is required in support of the funding application.

---

## 2.0 Information Used

---

### 2.1 Information Used

The independent valuation of the construction cost has considered the following information provided by WSP :

- Drawing 1077141-SK-101 P01
- Drawings 1022459-P-HWY-003 TO 006 Rev Bs
- Report No 62240590/STR Shrewsbury North West Relief Road Structure Options Report
- Report River Severn Viaduct – Proposed Construction Methodology
- Email 23/11/17 16:33 Darren Wright of WSP to Adrian Bushnell of Corderoy (Temporary Bridge details).

A site visit was not carried out though satellite imagery was used to obtain an impression of the topography and site conditions.

### 2.2 Measurement

Measurement quantities were provided by WSP in a Bill of Quantities (Shrewsbury NWRR - OBC Construction Quantities - 9.3m Wide Carriageway (S2) BLANK.xlsx) based on the preliminary design and other information available to them. The quantities have not been verified by Corderoy.

### 2.3 Pricing

The pricing in the Corderoy independent valuation has been based on relevant rates taken from similar types of work as contained within our pricing databases and other sources. These have then been adjusted as necessary to account for project specifics such as technical considerations, geographical location, access and other constraints

---

## 3.0 Comments, Assumptions and Exclusions

---

### Comments

- Priced at 2017 Q1 base date
- This valuation considers only the construction cost and only the items listed in the BQ.

- The rates used include Contractor`s Overheads and Profit. Prelims are separately priced in the BQ
- Very limited information was available at this early stage of the project
- Construction Programme / Duration / Time of year / Constraints unknown
- Ground conditions unknown (assumed reasonable)
- Earthworks mass haul strategy unknown
- Location and treatment of stockpiles unknown
- Size and maturity of plantings is not known
- Client and Stakeholder requirements not known

## Assumptions

- No contaminated or hazardous materials
- No treatment of invasive weeds required
- Pedestrian culvert is not illuminated

## Exclusions

- Statutory Utilities works - protection / diversion / new supplies
- Ducts along the route including through structures
- Provisional items except as given in the provided BoQ
- Land purchase / rental and compensation
- Surveys, Assessments, Consultation, Design, Approvals, Checks, Audits
- Planning Fees
- Fees, consents, licences, legal costs, advertising, notices
- Client`s Supervision, Administration or other costs
- Risk and Contingency
- Optimism Bias
- Inflation
- VAT

---

## 4.0 Summary

---

This independent valuation of the construction cost of the Shrewsbury North West Relief Road has resulted in an estimate of £39.5 million based on the provided Bills of Quantity.

---

## 5.0 Appendices

---

For the fully priced Bills of Quantity, see the excel file:

*Shrewsbury NWRR - OBC Construction Quantities - 9.3m Wide Carriageway (S2)\_GCC Pricing Dec 2017*