

Haltwhistle Primary School

Information used:

Based on Norr Architects Drawings;

1234-NOR-01-ZZ-SH-A-00-4001 - Schedule of Accommodation - R1
 1234-NOR-01-00-DR-A-00-0001 - GA Floor Plans - As existing - R1
 1234-NOR-01-ZZ-DR-A-00-1001 - GA Elevations - As existing - R1
 1234-NOR-01-ZZ-DR-A-00-1002 - GA Visuals - As existing - R1
 1234-NOR-01-00-DR-A-00-0002 - GA Floor Plans - As proposed - R1
 1234-NOR-01-ZZ-DR-A-00-1003 - GA Elevations - As proposed - R1
 1234-NOR-01-ZZ-DR-A-00-1004 - GA Visuals - As proposed - R1



Member of the SNC-Lavalin Group

	<u>Refurbishment and Extension to First School</u>				<u>New Build</u>				
Haltwhistle Primary School	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Comments
Refurbishment	1,610	m2	1,000	1,610,000		m2	1,000		
Extension - Classrooms	327	m2	2,200	719,400		m2	2,200		
Extension - Hall	22	m2	2,200	48,400					
New Build		m2	2,000		1,782	m2	2,000	3,564,000	
TOTAL GIFA	1,959	m2		2,377,800	1,782	m2		3,564,000	Construction Cost Excl abnormals
Fitting, Furnishings and Equipment									
Fitting, Furnishings and Equipment	315	Nr	200	excl	315	Nr		excl	
ICT	315	Nr	400	excl	315	Nr		excl	
External Works									
Hard Landscaping		Sum		50,000		Sum			inc Allowance
Soft Landscaping		Sum		50,000		Sum			inc Allowance
Security fencing; perimeter of site	731	m	80	58,480	731	m	80	58,480	
Sub total				2,536,280				3,622,480	
Abnormals:									
Ecology	1	Item	10,000	10,000	1	item	20,000	20,000	
Asbestos removal	1	Item	10,000	10,000					N/A
Section 106 works	1	item		0	1	item		0	Excl until further information available
Section 278 works	1	item		0	1	item		0	Excl until further information available
Increased foundations provision	1	item	25,000	25,000	1	item	100,000	100,000	Allowance
Arboriculture	1	item	20,000	20,000	1	item	20,000	20,000	TPOs etc.; allowance
Drainage / Attenuation	1	item	25,000	25,000	1	item	200,000	200,000	Allowance
Stats / diversions	1	item	50,000	50,000	1	item	100,000	100,000	Includes for supplying new substation
Demoition of existing school(s)	1	item	N/A	N/A	1	item	201,800	201,800	
Children's centre works	1	Item	N/A	N/A	1	Item	200,000	200,000	Prov sum
Transition	1	item	20,000	20,000	1	item	125,000	125,000	
Sub total				2,696,280				4,589,280	
Inflation	1	item	107,851	108,000	1	item	183,571	184,000	4% allowance
Professional fees	10%	%	280,428	281,000	10%	%	477,328	478,000	
Contingency	10%	%	308,528	309,000	10%	%	525,128	526,000	
Phasing Allowance									
Grand Total				3,394,280				5,777,280	

Excludes:

Dilap costs
 Asbestos related works
 VAT
 Client Contingency
 Land Purchase, Legal Fees, Finance charges
 Abnormal Ground Conditions
 Development taxes, levies or other "planning gain" items
 Section 106, 278 costs
 Statutory Fees

Assumptions:

Works to be completed ready for September 2020
 Costs gleaned from outline sketch detail, therefore subject to change following receipt of detailed design
 Standard construction methods